



An
Coimisiún
Pleanála

Commission Order

ABP-321986-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4434/24

Appeal by John McSharry care of PMCA Architecture and Planning of 104 Francis Street, Dublin against the decision made on the 31st day of January, 2025 by Dublin City Council to refuse permission.

Proposed Development: Construction of an extension on two levels to the rear of a three-storey over-basement residential building which contains 13 number apartments approved under planning register reference number 0753/96 and the repointing of the front façade (wigged pointing to match existing to ground floor section, i.e. below string course; flush pointing to upper section). The extension will consist of two number one-bed apartments each with balcony at second and third floor levels over the existing three-storey rear return, with access provided from the existing building at the second-floor half landing level connected by a link containing a new dogleg stairs to the new apartments within the area of the proposed extension. Additional bicycle parking provided at lower ground level and additional refuse bin provided at rear ground floor area with access from Granby Lane, all at 29 Parnell Square West, Dublin (a protected structure).

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Having regard to the size of the site and the scale of development proposed on a site which accommodates a number of residential units, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants and would result in overdevelopment of the site by reason of an overbearing impact on some of the existing rooms to the rear of the existing house. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *1st* day of *July*, 2025.