



An
Coimisiún
Pleanála

Commission Order

ABP-322024-25

Planning and Development Acts 2000 to 2024

Planning Authority: Dublin City Council

Planning Register Reference Number: 4370/24

Appeal by Eoghan Costello and Gina Foley of 17 Grange Park Close, Dublin against the decision made on the 18th day of February, 2025 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development consisting of demolishing existing extension to the side of the existing house and building a four number bedroom two-storey with attic converted detached dwelling in the side garden. The development will have a flat roof dormer to the rear of the new dwelling roof. A new ground floor only shed to the rear of part of the new development site. A new vehicular entrance to the front of the existing dwelling/site and all ancillary works, all at 17 Grange Park Close, Dublin.

Decision

Having regard to the nature of the condition, the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition number 3 and the reason therefor.

3. The proposed development shall be revised so that the first floor of the rear element of the proposed dwelling hereby permitted shall be omitted resulting in a reduction of circa 35 square metres from the proposed 188 square metres. The proposed development shall not be commenced until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing with, the planning authority, and such works shall be fully implemented prior to the occupation of the dwelling.

Reason: In the interest of visual amenity and to avoid an overbearing impact on the rear garden of number 17 Grange Park Close.

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Reasons and Considerations

Having regard to the residential land use zoning of the site, and the pattern of development in the area, it is considered that, by reason of its nature, scale and design, and its location with respect to adjoining properties, the proposed house located on an infill site would, in the absence of condition number 3, be overbearing on number 17 Grange Park Close and would injure the visual amenities of the area. The planning authority's condition number 3 requiring the omission of part of the first floor is, therefore, warranted.

Patricia Calleary

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 19th day of June 2025.