

An
Coimisiún
Pleanála

Commission Order
ABP-322302-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3045/25

Appeal by Stephanie Molloy and Brian Capper of 10 Springdale Road, Raheny, Dublin against the decision made on the 2nd day of April, 2025 by Dublin City Council to refuse permission.

Proposed Development: Changes to planning application approved under planning register reference number 3042/24. Changes are the finished floor level of new house to lower by 350 millimetres. The raising of the central element roof height by 700 millimetres from 4.8 metres approved to 5.5 metres. The central element of the new dwelling to get wider 700 millimetres at the front and rear. The central element roof profile of the infill house to change from hipped roof to hipped/partial flat with gable walls on both ends. Two number proposed flat roof dormers to the rear of the new roof and all ancillary works, all at 10 Springdale Road, Dublin.


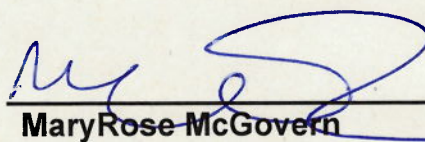
Decision

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

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, in particular Section 15.13.4 (Backland Housing) which requires consideration of the interrelationship between, inter alia, overlooking, privacy and aspect, and having regard to the parent permission (reference numbers 3042/24/ABP-320287-24) which, on the basis of the unacceptable impact on existing residential amenities, excluded by condition the proposed first floor/dormer level of the of the approved dwelling, and required revisions to the design to form a single storey house response, it is considered that the proposed amended design providing a first floor, incorporating a flat roof presenting a sizable blank gable to each side boundary, would offer a poor and substandard design solution which would fail to adequately address the negative residential and visual impact on the adjoining properties in terms of being overbearing by reason of bulk and massing and would be out of character with the established pattern of development. It is considered that the proposed development would not be an appropriate design response for this particular site in a backland location, would set an undesirable precedent for further inappropriate development in the vicinity of the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that, in the specific context of the site, the proposed development represented a substandard form and design by reason of the scale, bulk and height in a constrained backland site, and considered that it would be out of character with the established pattern of development in the area and would be contrary to that envisaged in the parent permission, as amended by condition 3 of 3042/24/ABP-320287-24, which required a single storey design, and which the Commission considered to continue to be reasonable and appropriate in the specific site context.



Mary Rose McGovern

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 12th day of August 2025.