



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3517/24

Appeal by Garrett Connolly and Christine Lowry of 5 Castle Avenue, Clontarf, Dublin against the decision made on the 1st day of April, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Planning permission for a development at the rear of number 5 Castle Avenue, Clontarf, Dublin (Protected Structure) and fronting onto existing unnamed vehicular access laneway to the rear of the property. The development will consist of the demolition of a single storey domestic garage and the construction of a two-storey domestic garage, home gym and home office and for all associated site works, all at 5 Castle Avenue, Clontarf, Dublin.

Decision

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

Reasons and Considerations

Having regard to its height, proportion, scale and massing, the proposed design and materials of the two-storey structure are insensitive to the special architectural character of the Protected Structure. The proposed development would, therefore, cause serious injury to the special architectural character of the Protected Structure, its curtilage and setting within wider Zone Z2 - Residential Neighbourhood (Conservation Area). The design approach does not meet provisions for the form and layout for development within the curtilage of a Protected Structure, as set out within Policies BHA2 (Development of Protected Structures) and BHA9 (Conservation Areas) of the Dublin City Development Plan 2022-2028. The proposed development would seriously injure the residential and visual amenities of the area and would, by itself and by the precedent established for such development, be contrary to the policies and objectives of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this

11th

day of

Sept 2025