

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322677-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1569/25**

**APPEAL** by Terry Sheridan care of Areng Consulting Limited of Brooklands, Barrettstown Road, Newbridge, County Kildare against the decision made on the 8<sup>th</sup> day of May 2025, by Dublin City Council to refuse permission for the proposed development.

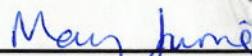
**Proposed Development:** Demolition of the existing single storey garage to the side of property and to construct a three-storey dwelling unit attached to side of property and all associated site works at number 368 Harolds Cross Road, Dublin which is a Protected Structure.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the design, proposed materials and scale of the proposed development adjoining a Protected Structure, and its location in an area zoned Z2 Residential Conservation Area under the Dublin City Development Plan 2022-2028, it is considered that the proposed development would be visually incongruous and would detract from and injure the special architectural character and setting of the Protected Structure, the adjoining terrace of protected structures and the Conservation Area. The proposed development would be contrary to Policies BHA2 (Development of Protected Structures) and BHA9 (Conservation Areas) of the Dublin City Development Plan 2022-2028 and would set an undesirable precedent for similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the quality of the proposed private open space for the proposed two-bedroomed house and the shortfall of private open space, contrary to the standards set out in SPPR2 of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities', Department of Housing, Local Government and Heritage (2024), the proposed development would seriously injure the residential amenities of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

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

**Dated this 22 day of September 2025.**