

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323122-25

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2702/24**

**Appeal** by Leslie Shaw of 27 Shanowen Drive, Santry, Dublin against the decision made on the 10<sup>th</sup> day of July, 2025 by Dublin City Council to grant subject to conditions a permission to Raja Mukherji and Rachel McBride care of AMG Planning and Design Services Limited of 244 Swords Road, Santry, Dublin.

**Proposed Development:** Demolish existing single storey garage at side and single storey extensions at side and rear and construct two-storey extension to side, single and two-storey extensions to rear. Continuation of existing attic conversion, with new window to rear at attic level and new Velux roof window to front, and all associated site works, all at 25 Shanowen Drive, Santry, Dublin.

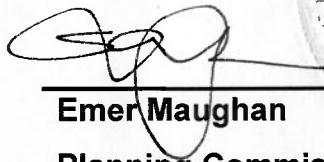
## **Decision**

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

## **Reasons and Considerations**

It is considered that, by reason of its design, scale and massing, and overbearing nature, the proposed development would be visually obtrusive, would be out of character with the existing residential properties in the vicinity, and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

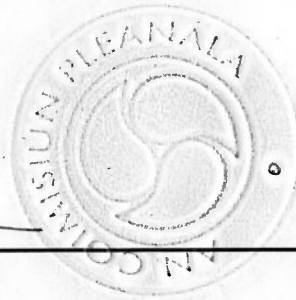
In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the proposed roof profile, which incorporates the attic accommodation over the first-floor extension, interrupts the distinctive pattern of housing blocks in the area which consist of two terraced houses bookended by semi-detached houses with hipped roof profiles. The proposed first floor extension with attic conversion does not have a set-back or a break in the roof profile, is not subordinate to the existing house, breaks the visual harmony of the housing block, does not make a positive contribution to the streetscape, and, therefore, is not in accordance with Section 1.1 (General Design Principles) and Section 5.1 (Additional Floors) of Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028. Furthermore, the Commission considered that the massing and design of the proposed two-storey extension, with an additional attic floor, would have an overbearing and adverse impact on the residential amenities of the adjacent property at number 27 Shanowen Drive.



**Emer Maughan**

**Planning Commissioner of An Coimisiún**

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



Dated this 11<sup>th</sup> day of November 2025.