



An
Coimisiún
Pleanála

**Commission Order
ACP-323399-25**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2168/25

Appeal by Douglas Gleasure care of Hendrick W van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 21st day of July, 2025 by Dublin City Council to refuse permission.

Proposed Development: Construction of a two-bed three-person self-contained apartment with own hall door access at first-floor level above existing single storey hair salon with pedestrian and cycle access from the public footpath. The proposal also includes for new external brick finish to the existing four plastered ground floor elevations and redesign of salon front elevation (door and window surrounds), all at 84 Highfield 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, and the Z1 zoning objective, which seeks to protect, provide and improve residential amenities at this site, it is considered that, by reason of its design, scale and massing, the proposed additional storey would result in the building being unduly obtrusive and out of character when viewed in the context of the existing streetscape along this part of Highfield Road. Furthermore, the proposed development raises concerns in terms of impact for neighbouring residential properties, specifically Woodleigh apartment complex, in terms of loss of outlook, overshadowing and the overbearing impact of the proposed development, which would be contrary to the residential development standards set out in the development plan, and would seriously injure the residential amenities of the neighbouring properties of the area. The proposed development, by itself and by the precedent it would set for other similar undesirable development in the vicinity, 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 concurred with the assessment of the planning authority and did not agree that the proposed development in appearance would form an integral part of the existing street character. The Commission did not agree that the shadow analyses submitted satisfactorily demonstrated that the proposed development would only cause minor overshadowing of adjacent dwellings. Furthermore, the Commission considered that the revised proposal would seriously injure the outlook and residential amenity of dwellings in Woodleigh Ash.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *10th* day of *December*, 2025.