

An
Coimisiún
Pleanála

Commission Order
ACP-323556-25

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2370/25

Appeal by Josip Dujmovic care of Comaskey Architects of 23 Mountjoy Square East, Dublin against the decision made on the 6th day of August, 2025 by Dublin City Council to refuse permission for the proposed development.

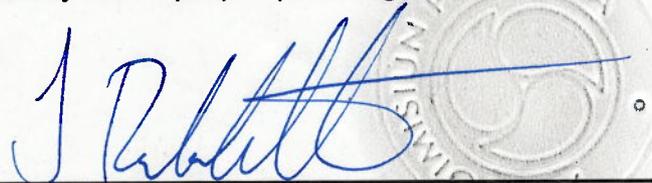
Proposed Development: The proposed development will consist of alterations and attic dormer extension to the existing house to include: (1) A new rear dormer window to replace two existing rooflights in the non-original pitched roof. (2) A new staircase from first floor level to the previously converted attic space. (3) Two new conservation grade rooflights to the front roof slope. (4) Replacement of the existing non original cement type roof slates with a natural slate roof finish , all at number 5 Synge Street, Dublin which is a Protected Structure. (Record of Protected Structure Reference Number 7922)

Decision

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

Reasons and Considerations

Having regard to the Z2 residential conservation zoning objective, the policy framework provided by the Dublin City Development Plan 2022-2028, for the regulation of protected structures and their setting, and the Architectural Heritage Protection Guidelines for Planning Authorities (2011), it is considered that the proposed rear dormer structure and associated new internal stairwell to attic level as indicated in the plans and particulars submitted with the application, and as amended in the grounds of appeal, would result in a discordant element in the rear roofscape of the protected terrace (Numbers 1-9 Synge Street), would significantly alter the plan form of the house and would result in the loss of historic fabric, which would have a significant adverse impact on the special character and integrity of number 5 Synge Street a protected structure inconsistent with Policy BHA2 (Development of Protected Structures) of the Dublin City Development Plan 2022-2028, in specific Section (b),(d) and (f), and Section 9.2.7 (Consideration of Proposal to Alter a Roof Structure), Section 9.4.22 (Consideration of Proposal Affecting Dormers) and Section 11.2.1 (Identifying Special Features for Protection) of the Architectural Protection Guidelines (2011) and, as such, would set an undesirable precedent for further developments of this type. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála**

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

Dated this 5th day of Dec. 2025.