

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2571/25

Appeal by Gothafa Limited against the decision made on the 1st day of September, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Planning permission for the demolition of the existing shed and section of the existing boundary wall, for the construction of a two-bedroom detached dormer bungalow with pedestrian access and vehicular parking from Lyndon Gate Street; all with associated site works, private open space, boundary treatments, and drainage at 335 Blackhorse Avenue, Dublin.

Decision

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

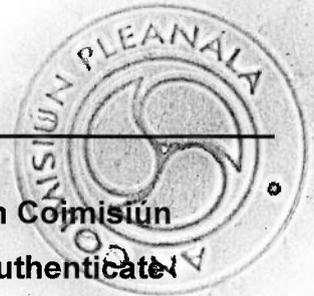
Reasons and Considerations

Having regard to residential zoning of the site, the residential character of the area, the design and the policies and objectives contained in the Dublin City Development Plan 2022-2028, it is considered that the proposed development would give rise to significant harm to residential amenity, would be injurious to the visual amenity of the area and would not be in keeping with the residential character of the area. It would therefore conflict with the Z1 Sustainable Neighbourhood zoning objective, which seeks to protect, provide for, and improve residential amenity and would be contrary to Section 15.11.2 and Section 15.13.4 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 10th day of February 2026