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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2739/25**

**APPEAL** by Sharon Griffin against the decision made on the 17<sup>th</sup> day of September 2025, by Dublin City Council to refuse permission for the proposed development.

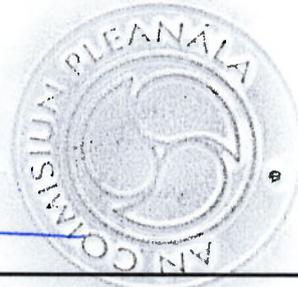
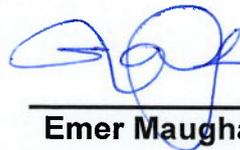
**Proposed Development:** The development consists of the subdivision of the existing house to create a part two storey three-bedroom house to include a single-story extension to the side and front of the existing house with provision to alter the existing vehicular access exiting on Coolock Drive and for all associated site works at 1 Coolock Drive, 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 positioning of the proposed development beyond the building line and the policies and objectives contained in the Dublin City Development Plan 2022-2028, it is considered that the proposed development would have an incongruous appearance from the public road, 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 be contrary to Sections 15.5.2 and 15.13.3 of the Dublin City Development Plan 2022-2028 and would not be in accordance with the proper planning and sustainable development of the area.



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**Emer Maughan**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 17<sup>th</sup> day of February 2026.