



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1649/25

APPEAL by Paolo Maggioni and Barbara Kolodziejczyk and by Clodagh Delany against the decision made on the of 16th day of October, 2025 by Dublin City to grant, subject to conditions, a permission to Gurdwara Guru Nanak Darbar CLG for the proposed development.

Proposed Development: Permission for development to existing two storey temple of 921.07 square metres consisting of internal remodelling and extension to existing ground floor to cater for food hall and reconfigured kitchen with new ancillary changing facilities, toilets and vertical circulation with lift with new entrance lobby with revised and partially extended first floor accommodation to facilitate relocated Prayer Hall with remodelled and extended central roof section with removal of all external asbestos finishes and ductwork with ancillary short term guest accommodation and offices with new partial second floor community room to rear and new plant room of 44.67 square metres increasing the total area to 1246.12 square metres with a new two storey front extension with a Gurdwara Sahib Dome and steeple in gold finish at roof level with remodelled landscaped forecourt to cater for pedestrian access with relocated flag post and one number accessible car parking space and four number bicycle spaces with a new driveway entrance and associated site works at Gurdwara Guru Nanak Darbar, 78 Serpentine 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 the significant depth and height of the front extension element in close proximity to number 76 Serpentine Avenue it is considered that the proposed development would result in a significant visually overbearing impact on this property. It is also considered that, in the absence of an analysis of the impacts of overshadowing on adjoining properties as set out in Section 5.2 of Appendix 16 (Sunlight and Daylight) of the Dublin City Development Plan 2022-2028, the applicant has not satisfactorily demonstrated that the proposed development would not result in significant overshadowing of the rear gardens of numbers 1 and 3 Serpentine Road and the rear garden of number 80 Serpentine Avenue. It is considered, therefore, that the proposed development would have an adverse impact on the residential amenities of adjoining properties contrary to the Z1 zoning objective as set out in the Dublin City Development Plan 2022-2028 which aims to protect residential amenity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

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

Dated this *23* day of *March* 2026