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

**Planning Authority: Dublin City Council**

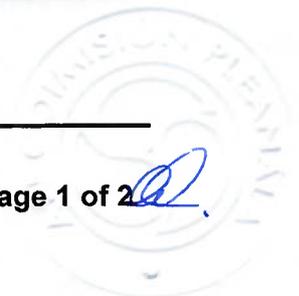
**Planning Register Reference Number: WEB2233/25**

**Appeal** by Stephanie Power against the decision made on the 4<sup>th</sup> day of November, 2025 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a two-storey extension to the rear of the existing dwelling. A smaller single storey extension and new porch to the front of the existing dwelling. Internal alterations and remodelling to the interior of the existing dwelling. External works will include landscaping, site services and associated drainage, all at 74 Glassmeen Road, Tolka Estate, Glasnevin, Dublin.

## **Decision**

**Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection**



**(1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition number 3 for the reason set out.**

3. The proposed development shall be amended as follows:

(a) The first-floor extension shall be reduced in depth to a maximum of 5.5 metres.

**Reason:** In the interest of visual and residential amenity.

## **Reasons and Considerations**

Having regard to the scale, depth and design of the proposed extension which extends across the full width of the house, and the form and scale of existing extensions in the area, the Commission was not satisfied the proposed extension would not have an overbearing impact on the residential amenity of the adjoining house.

In not accepting the Inspector's recommendation the Commission agreed with the planning authority that the depth of the extension at first floor level in combination with the width of the proposed extension would create an overwhelming impact on the residential amenity of the adjoining house and the Inspector's recommended addition of a rear hipped roof profile would not be sufficient to address the overbearance.



**Mick Long**

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



Dated this 27<sup>th</sup> day of February 2026.