



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5272/25

APPEAL by Capital Estates Management Limited against the decision made on the 24th day of November 2025, by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Temporary retention permission for two storey extension in Camden Villas to rear of number 9 Camden Buildings containing open and enclosed storage at ground floor level (16 square metres), first floor boiler house (4.2 square metres) with external water tanks adjacent all for use as part of an existing guest house/hostel currently leased to Dublin City Council for use as Emergency Accommodation all at numbers 6-9 Camden Place, number 16 Camden Street and numbers 2-6 Camden Villas, Camden Street, Dublin.

Decision

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

Reasons and Considerations

The development proposed to be retained provides for an ad-hoc, uncoordinated and visually disharmonious extension to facilitate service provision to an existing guest house/hostel. The two-storey structure, comprising both open and enclosed storage at ground level with external water tanks and a boiler house at first floor, is located to the north of and adjacent to number 9 Camden Buildings, a property which is not demonstrated to be directly related to the commercial guest house/hostel enterprise. Given its design, appearance and finishing materials, its relationship to adjoining structures and separation from the host property it is intended to serve, the development proposed to be retained constitutes piecemeal and uncoordinated development, contributing poorly to the surrounding environment. Notwithstanding the temporary duration of permission sought, the development proposed to be retained would negatively impact on the character and visual amenities of the properties in Camden Villas, which make a positive contribution to the historic built environment of the city as an enclosed late Victorian era courtyard, despite the lack of a formal conservation designation. The development proposed to be retained would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

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



Dated this 15th day of June 2026.