

An
Coimisiún
Pleanála

Commission Order
PL-500561-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5345/25

APPEAL by Hannan Mullett and Jane Colville against the decision made on the 1st day of December, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (a) The demolition of the existing garden shed to the rear of the existing annexe building to the side (north) of the main house, (b) the refurbishment of the exiting annexe building to include an apex rooflight and roof mounted solar panels, (c) a two-storey high brick extension to the rear (east) of the annexe building connected to the exiting annexe with a two-storey glazed link all to accommodate living space and a screened roof garden at first floor level, two bedrooms, a study, bathrooms, a shed and a covered bike store at ground floor level, all at Cranford, 125 Rathgar Road, Rathgar, Dublin, a protected structure. The development will include all associated landscaping, drainage and site development works.

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 Z2 residential conservation zoning objective, the Protected Status of the main house, the height, scale, bulk, massing and positioning in relation to the annexe structure of the proposed development, it is considered that the proposed development would be visually dominant and would cause injury to the special architectural character of the Protected Structure and its setting. The proposed development would, therefore, be contrary to Policy BHA2 which seeks to ensure development conserves and enhances Protected Structures and their curtilage and Policy BHA9 of the Dublin City Development Plan 2022-2028 which seeks to protect the special interest and character of all Dublin's Conservation Areas. The proposed development would, therefore, be considered contrary to the proper planning and sustainable development of the area.

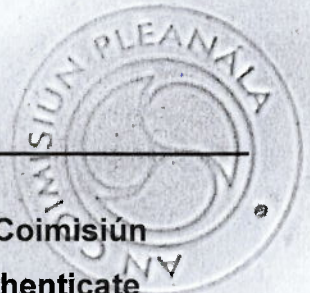
In deciding not to accept the Inspector's recommendation to grant permission, while the Commission agreed that the proposed development reasonably meets the requirements relating to ancillary family accommodation under Appendix 18, Section 7.0 of the Dublin City Development Plan 2022-2028, it did not agree that the proposed development would not visually dominate or otherwise detract from the primacy of the Protected Structure within a Conservation Area.

The Commission considered that the architectural design of the extension, its height (to accommodate a rooftop garden), the extent to which it was positioned significantly beyond the building line of the annexe (to accommodate a study/WC and storage), its proximity to the rear of the main house and the prominent view when approaching the main house, combined to make the ancillary accommodation the focus on site, rather than the Protected Structure itself.



Declan Moore

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



Dated this **8th** day of **APRIL** 2026