

An
Coimisiún
Pleanála

Commission Order
PL-500761-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

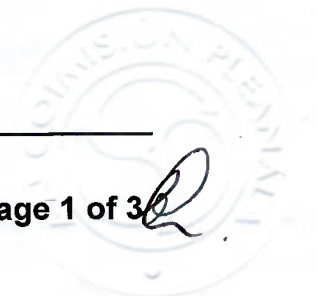
Planning Register Reference Number: WEB5175/25

Appeal by Trevor Lonergan against the decision made on the 16th day of January 2026, by Dublin City Council to grant, subject to conditions, a permission to Conor McCarthy and Sophie Connolly in accordance with plans and particulars lodged with the said Council.

Proposed Development: 1. Single and two-storey extension at side and rear. 2. Single storey porch at front. 3. New window and enlarge existing window on southern elevation at first floor level. 4. Detached single storey games room/garden shed in garden at rear. 5. Remove part of existing southern boundary wall and increase height of the remaining section along Vernon Gardens. 6. Remove existing vehicular access and construct new pedestrian access along Vernon Gardens, all at 37 Vernon Avenue, Clontarf, Dublin.

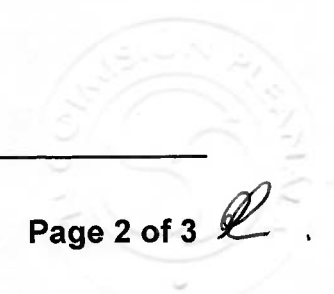
Decision

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



Reasons and Considerations

Having regard to the Dublin City Development Plan 2022 - 2028, in particular to the "Z1" zoning pertaining to the site and to the provisions of Chapter 15 and Appendix 18, it is considered that the totality of the proposed development to include a two-storey side and rear extension would appear overbearing and would result in an undue negative impact on the established residential amenity of the adjacent dwelling which has the benefit of an existing extension permission. The proposed increase in the height of the boundary wall and the positioning of the two-storey extension, protruding beyond the established gable building line and directly abutting the boundary to the public footpath, would have a significant negative impact on the character of the surrounding area and would not comply with Appendix 18 of the Development Plan. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

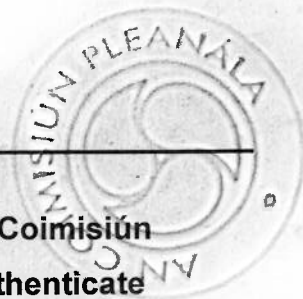


In not accepting the Inspector's recommendation to grant permission for the porch, garden room, fenestration and new access arrangements, the Commission had concerns in relation to the scale of the ancillary accommodation proposed in the garden room and the lack of future car parking and accessibility arrangements. While certain elements of the application were deemed acceptable the Commission considered a comprehensive application considering the entirety of the site would be appropriate rather than a piecemeal approach.



Mick Long

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



Dated this *15th* day of *June* 2026.