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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB5722/25**

**APPEAL** by Derek Connolly and Antóin Doyle against the decision made on the 22<sup>nd</sup> day of January, 2026 by Dublin City Council to refuse permission.

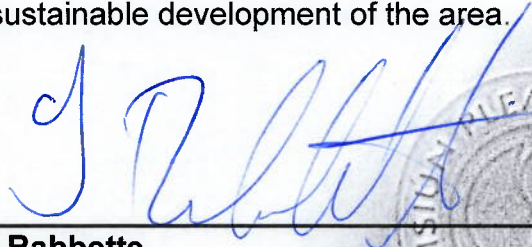
**Proposed Development:** Change of use of existing garage to a new one-bed infill dwelling, alterations to the front elevation and pedestrian entrance, addition of single storey extensions to the rear, addition of new upper storey and excavation for lower ground floor to create split-level dwelling, all associated site works, and all ancillary works necessary to facilitate the development, all at existing garage on Victoria Street to the rear of number 31 South Circular Road, Portobello, Dublin.

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the residential conservation zoning objective (Z2) and the requirement of the Dublin City Development Plan 2022-2028 for an indicative site coverage of 45-50% within a conservation zone, the established pattern of development in the area characterised by streetscapes of period houses on linear plots with front and rear curtilage, and, notwithstanding the central location of the site proximate to the urban core, it is considered that the proposed development, which is of some design merit, would nonetheless result in overdevelopment of a constrained site located within a residential conservation area, given a site coverage of 74%, would provide a substandard quantity and quality of private open space inconsistent with Section 15.11.3 (Private Open Space) of the development plan, and would result in substandard residential development for future occupiers inconsistent with the guidance criteria provided in Section 15.5.2 (Infill Development) of the development plan. The proposed development would be inconsistent with the policy framework for infill development, as set out in the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this 7<sup>th</sup> day of May 2026.