

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3242/25

Appeal by George McElroy and Eavan Buckley against the decision made on the 29th day of January 2026 by Dublin City Council to grant, subject to conditions, a permission to Breda Howard in accordance with the plans and particulars lodged with said Council.

Proposed Development: The development will consist of the demolition of the existing single storey return at the rear of the existing house, the construction of a two storey return at the rear with a mono-pitched roof whose ridge will match the level of the existing ridge, the external insulation of the of the main house and internal alterations at 2 Curzon Street, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the residential conservation zoning objective, the pattern of development in the area, characterised by terraced houses with restricted rear gardens and legacy single-storey extensions, and the policy framework provided by Dublin City Development plan 2022-2028, it is considered that the proposed two-storey rear extension and raised roof-light would, subject to condition be consistent with Appendix 18 (Ancillary Residential Accommodation), including Section 1.2 (Rear Extensions), and Policy BHA9 (to protect the special interest and character of conservation areas) of the Dublin City Development Plan 2022-2028, would not result in a significant depreciation in the residential and visual amenities of the abutting houses in the terrace at numbers 1 and number 3 Curzon Street, would provide a reasonable standard of accommodation on site, and as such, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further information dated the 2nd day of January 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

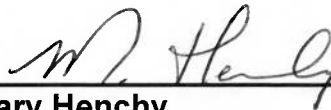
Reason: In the interest of clarity.

2. The site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services in accordance with the documents submitted by the applicant dated the 2nd day of January 2026.

Reason: To prevent flooding and in the interests of sustainable drainage.



Mary Henchy

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



Dated this 17th day of June 2026

