



An
Coimisiún
Pleanála

**Commission Order
PL-500874-DN-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5868/25

APPEAL by Maura and Ossie Finnie against the decision made on the 6th day of February 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Permission is sought for new two storey dwelling in the side garden of existing semi-detached dwelling, with new shared driveway, alteration to existing boundary wall, and associated site works at 94 Ashcroft, Raheny, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development on a constrained and irregular shaped site, would substantially breach the established front building line to the east, and would, due to its scale, height and siting adjacent to the northwestern site boundary, result in an overbearing and visually obtrusive impact on the neighbouring residential dwellings contrary to Section 15.13.3 (Infill/Side Garden Housing Developments) of the Dublin City Development Plan 2022 2028. As such, the proposed development would seriously injure the residential amenities of adjacent properties, would be contrary to the provisions of the statutory development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed provision of private amenity space in two highly constrained parcels to the front and rear of the proposed dwelling, bounded by high walls, would provide for substandard amenity for future occupiers of the proposed dwelling and would set an undesirable precedent for substandard development in the area. As such, the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *22* day of *June* 2026