

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB6001/25

Appeal by Bram Gaasbeek against the decision made on the 18th day of February, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Protected Structure: (i) the removal of one number existing large gate along the southeast site boundary; (ii) works to the existing structure (Protected Structure RPS number 6922) as follows: (a) removal of non-original flat roofed extension to the rear return; (b) removal of non-original partition walls and provision of new partition walls on all floor levels, to allow internal reconfiguration of existing six number pre-63 studio apartments, including new kitchenettes and sanitary facilities; (c) replacement of non-original windows on all floor levels and front porch door on lower ground floor level, with new timber sliding sash windows; (d) replacement of non-original windows to the rear at lower ground floor level with double French doors and reconfiguration of opes; (e) provision of new timber sliding sash windows to the reinstated original opes, to the stair landings at upper ground floor and first floor levels; (f) replacement of non-original doors with new fire-rated replica doors and reconfiguration of opes; (g) blocking up of non-original opes on all floor levels with finishes to match existing masonry externally; (h) blocking up of three number fireplaces; (i) reinstatement of original floorboards with

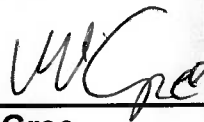
necessary upgrades for insulation, damp-proofing and fire safety; (j) compartmentalisation of floors for fire safety; (k) general repair of existing original elements including ceilings, stairs, handrails, cornices, roof fabric, valley gutters, and rainwater goods; (l) repointing of front façade; (m) installation of upgraded mechanical, electrical and plumbing services; (n) provision of external steps to the rear of the structure at lower ground floor level for ambulant access; (o) provision of two number rear courts, each accessible from Unit 1 and Unit 2 and one number shared front court at lower ground floor level; and (p) provision of one number skylight to the existing roof structure; (iii) the construction of two number two-storey, two-bedroom, semi-detached dwellings to the rear of the existing structure, each comprising: (a) private amenity space in the form of terraces to the rear and courts to the front at lower ground floor level, and balconies to the rear at upper ground floor level; (b) contemporary metal roof with one number skylight; (iv) the provision of one number new pedestrian access via internal laneway off Beechwood Avenue Lower; and (v) all ancillary works including site clearance, hard and soft landscaping, boundary treatments, bicycle storage, bin stores, drainage services, and SuDS measures as necessary to facilitate the development. Existing pedestrian accesses via Ranelagh Main Street (R117) and via the laneway off Beechwood Avenue Lower will be maintained at rear of 65 Ranelagh, Dublin (a Protected Structure RPS number 6922).

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 restricted nature of the site and its location within the curtilage of a protected structure, the proposed development would fail to achieve satisfactory internal space standards, private amenity open space standards and separation distances between residential properties and would result in poor quality residential amenity for its future occupiers. Furthermore, the development would result in substantial loss of/reduction of private amenity space, overshadowing and overlooking impacts for the protected structure which is proposed to be retained as a multiple occupancy building. The development would not satisfy the required separation distance set under Specific Planning Policy Requirement 1 of 'Sustainable Residential Development and Compact Settlements Guidelines', 2024 and is contrary to the standards for Backland Housing as set down at Section 15.13.4 of the Dublin City Development Plan 2022-2028. Notwithstanding some of the proposed improvements to the original built fabric of the protected structure, the Commission concluded that the overall development would be contrary to the provisions of Policy BHA2 (Development of Protected Structures) of the development plan, as the proposed development would adversely impact the curtilage and the special character of the protected structure as a result of overdevelopment of the private amenity open space to the rear of that structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 14th day of July 2026