

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1008/25

Appeal by Ronan Breslin and Therese Danaher against the decision made on the 25th day of February, 2026 by Dublin City Council to grant permission, subject to conditions, to Nuala McElhinney in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for: (i) On the south elevation: extension and alterations to existing kitchen/dining/conservatory area with glazed doors/windows opening to rear, incorporating a parapet wall with flat roof with two number rooflights, (ii) brick external finish to rear elevation of this proposed extension, (iii) relocate the stepped back ground floor level bedroom wall and window forward to align with the first floor level facade and in line with neighbouring properties, (iv) at present, the floor level is stepped internally throughout. We propose that the finished floor level is 200 millimetres above the external ground level, with the removal of one porch step, (v) remove coin stones from the first floor façade between bedroom 4 and bathroom, (vi) Install a rooflight on the north-east facing roof slope (bedroom 4), (vii) at first floor, replace the rear bathroom with a bedroom in the same position, increase floor to ceiling height and install a pitched roof, (viii) with changes to windows, (ix) with widening of front vehicular entrance

and (x) with associated site works and connections to existing services, all at 23 Mount Prospect Avenue, Clontarf, Dublin.

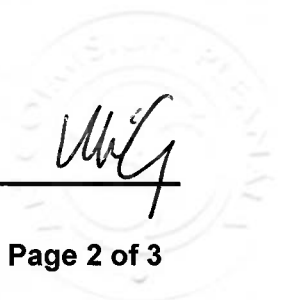
Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out.

Reasons and Considerations

3. The development hereby approved shall incorporate the following amendments:
 - (a) The parapet height of the proposed single storey extension shall be reduced from 3.944 metres to 3.744 metres unless otherwise agreed in writing with the planning authority.
 - (b) The flat roof of the proposed single storey extension shall not be used as a terrace or balcony and shall not be accessible by the occupants of the subject property for any other purpose other than for occasional works of repair and/or maintenance.

Reason: In the interest of protecting the established residential amenities of adjoining properties.

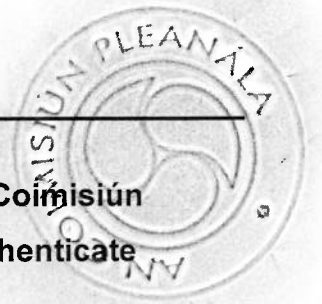


Having regard to the provisions of Appendix 18 of the Dublin City Development Plan 2022-2028 relating to residential extensions, the existing circumstances, and the height and design of the proposed development, the condition requiring a minor reduction in the height of the proposed parapet is considered reasonable, in order to protect the residential amenity of the neighbouring dwelling to the west, in the interest of the proper planning and sustainable development of the area. Furthermore, a requirement that the flat roof of the proposed extension not be accessed or used as a terrace is considered reasonable given the proximity of that flat roof to common boundaries with adjacent residential properties and the potential for overlooking of rooflights in adjacent properties from that flat roof.



Liam McGree

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



Dated this 16th day of JUNE 2026.