



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 5010/26

Appeal by Aoife Brennan against the decision made on the 6th day of March 2025 by Dublin City Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey kitchen and construction of new single storey pitched roof extension with rooflights. Increase in height of fence to front to 1.6 metres and all associated site development works at 2 Castlewood Lodge, Castlewood Terrace, Rathmines, Dublin.

Decision

Having regard to the nature of the condition 2 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 REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the residential conservation zoning objective, the pattern of development in the area and the policy framework for urban consolidation and residential extension provided by the Dublin City Development Plan 2022-2028, it is considered that the proposed rear extension, by reason of its single-storey height and modest projection (1.6 metres) beyond the rear building line of the adjoining property at number 1 Castlewood Lodge, would not seriously injure the residential and visual amenities of the area, including the amenities of the adjoining property at number 1 Castlewood Lodge to the west of the appeal site, which would be maintained, would provide a satisfactory standard of residential accommodation on site and, as such, would be in accordance with the proper planning and sustainable development of the area.


Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 24th day of July 2026