

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1095/26

Appeal by Siobhán O'Dea against the decision made on the 11th day of March 2026, by Dublin City Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Protected Structure (RPS 452). The works to the lower ground floor will include; the demolition of a single storey conservatory and dismantling of an external staircase to the rear return. The widening of existing openings at the front and rear elevations, the reopening of a historic door opening and forming of two new window openings to the rear, removal of internal partition walls and making good of internal walls affected by damp. The construction of a single storey extension to the rear to contain a new accessible bathroom, a screen wall on the rear line of the return and a new stair providing access from the upper ground floor to the rear garden. The installation of a new kitchen and general decoration works. At upper ground floor the construction of a small landing/deck with 1.8-metre-high screening and the alteration of an existing opening to form a door to provide independent access to the rear garden. No parking spaces or significant trees will be affected. Existing connections to be used for supply and drainage of water, all at number 85 Haddington Road, 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 2 so that it shall be as follows for the reasons set out.

Condition 2

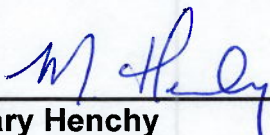
- (a) Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority confirmation that the development will be supervised by a suitably qualified architect with conservation expertise and accreditation.
- (b) Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority a specification and method statement covering all works to be carried out in order to ensure that the development is carried out in accordance with good conservation practice. In particular the statement shall include:
 - (i) Details of the reuse of the granite material resulting from the removal of the existing rear external staircase.
 - (ii) Confirmation that the new windows and doors will be of timber construction.

- (iii) Specific reference to the removal of the conservatory and the construction of the new extension, including details relating to tie-in and treatment of the adjacent boundary wall.
- (iv) Details and specifications for the new external stairs.
- (v) Details and specifications for the new stone paving.
- (vi) Details of the use of existing service runs and any new service runs proposed.
- (vii) Provision for changes/refinements to the statement, including the remediation strategy to address the damp issue, following opening-up investigations.

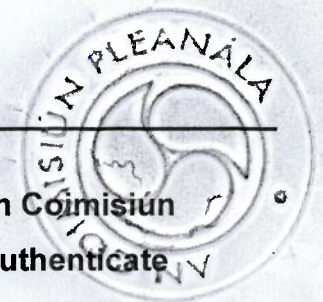
Reason: In the interest of the protection of the architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

Reasons and Considerations

Having regard to the limited scope of the proposed development, it is considered that, the imposition of the said condition number 2, attached by the planning authority, would be excessive and is not warranted. The Commission considered that the alterations proposed, in particular the removal of the rear granite staircase and the insertion of side lights to the front door at lower ground floor level, are justified in order to effect a reasonable upgrade to the accommodation and ensure its suitability for modern living in the long-term while not being detrimental to the special architectural character of the Protected Structure. The proposed development, subject to the revised condition number 2 as set out above, would be in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (Department of Housing, Local Government and Heritage, 2011) and would, therefore, be in accordance with the proper planning and sustainable development of the area.


Mary Henchy

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



Dated this 22nd day of July 2026