

An
Coimisiún
Pleanála

**Commission Order
PL-501155-DN-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1153/26

Appeal by Balaji Property Holding Limited against the decision made on the 19th day of March, 2026 by Dublin City Council to refuse permission for the proposed development.

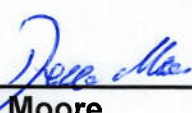
Proposed Development: (1) Demolition of existing shed; (2) construction of a three-storey flat roofed, four-bedroom, detached house with rooflights, fronting onto Clare Road and served by front and rear gardens at ground floor level; (3) all ancillary works inclusive of soft and hard landscaping, boundary treatments, Sustainable Drainage Systems (SuDS), and bin store, as necessary to facilitate the development, all at the rear of 45A, Home Farm Road and Clare Road, Drumcondra, Dublin.

Decision

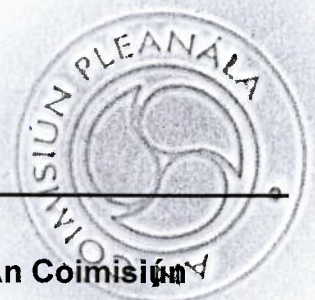
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The proposed development by reason of its position, height, massing and scale has not had due regard to the established character of the street in terms of building proportions, overall height, roof profile and materials and would be out of character with the established pattern of development in this established Z1 residential area. The proposed development harms the residential amenity of adjacent properties as the bulk, scale and mass of the building is dominant and overbearing, impacting adversely on the visual amenity of a back land site. It is not a high standard of urban design and architecture that would justify a relaxation of standards to promote densification and urban consolidation. The proposal is therefore contrary to Section 15.5.2 (Infill Development) and Section 15.13.4 (Backland Housing) of the Dublin City Development Plan 2022 – 2028 and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area


Declan Moore

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



Dated this 28th day of July

2026