An Coimisiún Pleanála

Commission Order
PL-501549-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1740/26

Appeal by David Brock against the decision made on the 20th day of May, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Additional first floor living room extension, detached to the rear as part of existing 'above shop' apartment with all ancillary site development works., 21 Tyrconnell Road, Inchicore, Dublin.

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 zoning of the site, the character of the area, the design of the proposed development and the policies and objectives set out in the Dublin City Development Plan 2022-2028, it is considered that the proposed development would result in a haphazard form of development at the rear of the property and seriously injuring the visual amenity of the area. The proposal would be contrary to Appendix 18 of the Dublin City Development Plan 2022-2028 and would set an undesirable precedent for the area. The proposed development would, therefore, be contrary to 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 27th **day of** October **2026**