

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1853/26

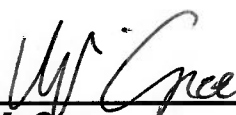
Appeal by Joe McDonagh against the decision made on the 8th day of June, 2026 by Dublin City Council in relation to an application for permission for development comprising (1) first floor and second floor extension above existing bungalow to match adjacent property number 263, (2) demolition of existing ground-floor extension to rear and construction of new ground floor extension to rear, (3) change of roof profile with dormer windows to front and rear to harmonise with property number 263, and (4) new vehicular access to front as per previously granted permission under planning register reference number: WEB5820/25 in accordance with the plans and particulars lodged with the said Council (which decision was to grant permission for demolition of the existing ground floor extension to the rear and construction of a new ground floor extension to the rear and a new vehicular access to the front (as previously granted permission under planning register reference number WEB5820/25) and to refuse permission for a first and second floor extension above the existing cottage to match adjacent property and the change of roof profile with dormer windows to front and rear, all at 265 South Circular Road, Dublin.

Decision

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

The proposed development would effectively result in the loss of the existing cottage at number 265 South Circular Road, a building that is considered to be of heritage value and that contributes positively to the overall setting, character and streetscape of the residential conservation area. The Commission is not satisfied that the loss of the cottage has been justified from a viability, heritage or sustainability perspective. The proposed development would be contrary to Section 11.5.3 and Policies BHA9 and BHA10 of the Dublin City Development Plan 2022-2028. In relation to those elements of the proposed development the subject of the decision of the planning authority to grant permission, the Commission is not satisfied that the proposed floor plans, including access arrangements to the first floor level, would be workable along with the approved layouts for the original cottage under planning reference numbers WEB2697/25 and WEB5820/25 or, consequent on the demolition of the rear extension, that the reduction in habitable accommodation could be justified in a residential conservation area where the primary objective is to secure and enhance residential use. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this *8th* day of *October* 2026