An Coimisiún Pleanála

Commission Order
PL-501733-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2071/26

Appeal by Ray McGovern against the decision made on the 25th day of June 2026, by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention permission of the clear glazing installed in two windows at first floor on the southern elevation of the house at number 199A, Strand Road, Sandymount, 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 Z2 zoning objective for the area, within the Dublin City Development Plan 2022–2028, which seeks to protect and/or improve the amenities of residential conservation areas, and the characteristics of the site, the Commission considered that the retention of the clear glazing installed in two windows at first floor on the southern elevation would adversely impact

the residential amenities of neighbouring occupiers at number 199B Strand Road by reason of overlooking of the rear amenity space of the adjoining dwelling house to the south. Therefore, the development proposed to be retained would be seriously injurious to neighbouring residential amenity, contrary to the provisions of the development plan, in specific, Section 1 (Residential Extensions), Section 1.1 (General Design Principles) of Appendix 18 (Ancillary Residential Accommodation), would be inconsistent with the residential conservation zoning objective, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision and grant permission for the retention of the clear glazing at window 'B', the Commission shared the concerns of the observers that the existing mature vegetation along the shared boundary at this location could not be relied upon to safeguard the neighbouring residential amenity going forward. This was considered particularly relevant given the proximity of window 'B' to the shared boundary and also noting that the landscaping at this location was not the subject of a specific planning condition under the parent permission for the dwelling on the site (planning register reference number 1574/01 [ABP PL 29S.126020]), unlike the glazing to the subject window. The Commission concurred with the planning authority that the retention of clear glazing to both windows should be refused permission.

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

Dated this 30th **day of** Oct. **2026**