



An
Coimisiún
Pleanála

Commission Order
PL-501761-DS

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2109/26

Appeal by Lauren McDonnell against the decision made on the 30th day of June, 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: Attic conversion with dormer to rear roof and to continue to front roof a with dormer extended from ridgeline to create additional bedroom, bath, all with associated ancillary works, all at 3 Ambassador Court, Pembroke Lane, Ballsbridge, Dublin.

Decision

Having regard to the nature of the conditions 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, as amended, to **REMOVE** condition numbers 2 and 3 and the reasons therefor.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the Z2 Conservation Area zoning objectives, and the scale and design of the proposed development, it is considered that the proposed development would be in keeping with the pattern of development in the area, would not cause harm to the surrounding visual or residential amenity, and would not be contrary to the objectives of the Z2 Conservation Area zoning. It is considered that the removal of condition number 2 and condition number 3 in their entirety would be warranted in this case as the proposed development would not have a dominating or overbearing appearance and would be in line with surrounding properties, thereby complying with Section 5.0 of Appendix 18 of the development plan. Furthermore, the proposed development would be in accordance with the objectives of the Z2 Conservation Area zoning, would be in keeping with the character of the area, and would allow a modest improvement to a dwelling without impacting on neighbouring residential amenity or the visual amenity of the area.



Marie O'Connor

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 28th day of September 2026.