

An
Coimisiún
Pleanála

Commission Order
PL-501773-DS

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2098/26

APPEAL by CEL Property Investment Company Limited against the decision made on the 30th day of June, 2026 by Dublin City Council to refuse permission.

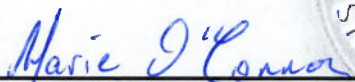
Proposed Development: Retention of as-built single storey kitchen (12 square metres) and conversion of garage shed to habitable space (32 square metres), and extension to the rear of existing two-storey end-of-terrace dwelling, all at 12 Windmill Road, Crumlin, Dublin.

Decision

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

Reasons and Considerations

Having regard to the residential zoning objectives for the site, the information submitted with the planning application and the appeal, and the layout and scale of the development proposed to be retained and the proposed development, it is considered that the development proposed to be retained and proposed development would constitute overdevelopment of the site by reason of the extent of the extensions to the rear of the existing dwellings which would result in substandard remaining usable private open space in terms of its orientation, quantity and quality, would seriously injure the residential amenity of the dwelling, would be contrary to the Z1 zoning objectives and the standards contained in Appendix 18 of the Dublin City Development Plan 2022 - 2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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

Dated this 05th day of October 2026.