

DEPUTY PLANNING OFFICER

APPLICATION NO.	WEB2235/26
PROPOSAL	The development will consist of complete refurbishment of the existing two-storey terraced house, demolition of the existing single-story extension to the rear and the construction of a new two-storey extension to the rear comprising an office, shower room, utility room and kitchen at ground floor and a bathroom and bedroom at first floor.
LOCATION	3, Ring Terrace, Inchicore, Dublin 8, D08 R2RW
APPLICANT	Jean-Pierre Roux and Virginie Le Masson
DATE LODGED	21-May-2026
ZONING	
APPLICATION TYPE	Permission

03/07/2026Site Notice **Inspection**

Site Notice in Order on 19/06/26.

Description of Site and Surroundings

The Applicant's site is located to the north side of Ring Terrace. The subject site is occupied by a two storey, mid terraced dwelling which has an existing rear extension.

Proposed Development

The development will consist of complete refurbishment of the existing two-storey terraced house, demolition of the existing single-story extension to the rear and the construction of a new two-storey extension to the rear comprising an office, shower room, utility room and kitchen at ground floor and a bathroom and bedroom at first floor.

Zoning

The site is located in an area governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with the accompanying objective *to protect, provide and improve residential amenities*.

Pre-Planning Consultation

None indicated.

Relevant and Recent Planning HistorySubject Site:

None for subject site.

Adjacent Sites:

WEB1556/20: Construction of a single storey side extension, garage conversion to granny flat and façade changes at 34, Ring Terrace, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

WEB1100/18: New two storey extension with single storey element to the side of the existing house and new vehicular entrance at 33, Ring Terrace, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

2288/17: Demolition of existing single storey rear extension and new 2-storey rear extension at 25, Ring Street, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

4204/17: New 2.5-storey extension to rear at 70, Ring Street, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

3492/14: New two storey side extension at 27, Ring Terrace, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

1688/98: Extension to rear of house at 5 Ring Terrace, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

0126/01: Single storey extension to rear at 21 Ring Terrace, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

Wider area

3144/25: A ground floor and 1st floor extension to rear at 15 O'Donoghue Street, Inchicore, Dublin 8.

Decision: Grant of Planning Permission.

4050/18: A two-storey extension and a single storey porch at 18, O'Donoghue Street, Dublin 8.

Decision: Grant of Planning Permission.

Condition:

2. The first floor of the proposed rear extension shall extend a maximum of 4.0 metres from the rear elevation wall of the existing house at first floor level. All guttering, downpipes etc. shall be fixed entirely within the property boundaries of the applicant. All dimensions indicated above are external measurements.

Reason: In the interest of the protection of the amenities of adjoining residences.

WEB1341/19: A part single storey part 2 storey extension to the rear of 25 O'Donoghue Street, Dublin 8.

Decision: Grant of Retention Permission.

Relevant Enforcement History

None for subject site.

Consultations

Internal Consultees:

- Drainage Division: No objection subject to conditions.

Submissions/Observations /Representations

A number of observations were submitted with regard to this application. One observation was subsequently withdrawn, and a submission from the applicant was submitted in response to the third-party observations. In the interest of clarity, the application has been assessed on its own planning merits, based on the application details submitted, and no regard has been had to the applicant's response to the third-party observations.

The concerns raised in the third-party submission are summaries as follows:

- Loss of light and overshadowing due to height & depth.
- Cumulative impact of large extensions should be considered.
- Reduced sense of openness.
- The development would appear overly dominant.
- Concerns regarding the impacts of glazed openings on neighbours' privacy.
- Due to compact nature, consideration should be given to the protection of amenity.
- Visual impact upon the character of the terrace.

- The proposed 2 storey extension is significantly larger than the existing structure,
- The proposal is not characteristic of the terrace.
- The development would set a bad precedent for future development.
- A precedent for similar developments could impact daylight, privacy, openness and character.
- Not opposed to Applicant extending their home.

The planning issues raised are taken into consideration in this assessment.

Relevant Policies, Objectives and Standards Dublin City Development Plan 2022 – 2028

Ancillary Residential Accommodation | Appendix 18

Section 1.0	Residential Extensions
Section 1.1	General Design Principles
Section 1.2	Extensions to Rear
Section 1.4	Privacy and Amenity
Section 1.6	Daylight and Sunlight
Section 1.7	Appearance and Materials

Planning Assessment

Having reviewed the documentation submitted, and inspected the site, and having regard to the relevant local/regional and national policies and guidance, it is considered that the main issues for assessment relate to:

- Principle of Proposed Development
- Design and Layout.
- Services and Drainage.

Principle of Proposed Development

The site is located in an area governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with the objective *to protect, provide and improve residential amenities*. ‘*Residential*’ is a permissible use under the site’s zoning. The proposed development is acceptable in principle subject to an assessment of the impacts of the proposed development on the surrounding area and compliance with relevant Development Plan criteria.

Design & Layout

Permission is sought to remove the existing single storey rear extension and to provide a new two storey extension. The extension will have an overall internal stated area of 56.71sqm (as per the planning application form). The proposed extension would have a mono pitch roof at a height of c. 10m to match the ridge of the existing dwelling.

The ground floor proposed would span the width of the rear garden at c. 3.6 and would project back c. 14m from the primary rear elevation of the dwelling. The additional floor space (c.35sqm) would accommodate a home office/ study, a shower room, a utility space and a kitchen/ dining room. The internal circulation space would access onto an external courtyard (5sqm) set between the dwelling and the proposed extension. It is noted that the adjacent dwelling (no.2) has a single storey extension at a matching depth. A linking corridor is shown to connect the original dwelling to the extension to the southwest (to run along the side of the courtyard). Access to natural light will be provided via a set of glazed patio doors to the internal courtyard and the rear garden with an office window facing into the courtyard. The c. 3.5m flat roof section above the kitchen will accommodate a number of rooflights, these raise no concern.

The first floor is shown to generally span the width of the dwelling, with a depth that projects back c. 8.7m from the rear façade of the dwelling. A void will occur above the courtyard to separate the 1st floor extension from the original dwelling. The first-floor element (c. 20sqm) would accommodate a bedroom, a bathroom and circulation space. Movement from the original dwelling will be provided via a corridor link (southwest) with a

flat section of roof above at eaves level to connect both roofs. Access to natural light will be provided via window openings towards the rear garden and towards the courtyard area. A render finish is proposed to the façade which is acceptable.

It is noted that many of the adjacent dwellings along the adjoining terrace have rear single storey extensions of varying depths. However, not all have a planning history on record. A recent two storey extension was permitted to the rear of no. 25, Ring Street under Reg. Ref: 2288/17 with a first-floor depth of 4.5m to the rear. A number of two storey extensions are noted within the planning history above, and some two storey extensions have been reduced by way of condition to a maximum depth of 4m (e.g. 4050/18 at 18, O'Donoghue Street).

It is acknowledged that the third-party submission raises concern related to the proportions of the extension and impacts on privacy. Loss of sunlight, overshadowing due to the height and depth, concerns with glazing, and negative impacts upon residential amenity are also raised.

In relation to concerns with glazing /undue overlooking, as the proposal only seeks to provide first floor windows to the rear, in this suburban context, where a level of mutual overlooking is currently present, undue overlooking is not a concern.

Appendix 18 of the City Development Plan 2022 -2028 states that first floor rear extensions will be considered on their merits, noting that they can have potential for negative impacts on the amenities of adjacent properties, and will only be permitted where the planning authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities.

There is concern about the potential negative impact upon the surrounding visual and residential amenities of the adjoining terrace. It is considered that this large two-storey rear extension to the terraced dwelling would result in a loss of daylight to neighbouring houses given its proposed projection, which is too far from the main rear elevation. Such extensions can have a serious impact on the amount of sunlight received by adjoining properties.

While it is recognised that the city is an urban context and some degree of overshadowing is inevitable and unavoidable, consideration is given to the proportion of the extension, its height and design of roof, as well as taking account of the position of windows including rooms they serve to adjoining dwellings. Both neighbouring properties have a single first floor window which appears to serve a rear bedroom. While the immediate neighbours both have long rear single storey extensions, the proximity, height, and length along the mutual boundaries of the first-floor extension is concerning in this instance.

While the courtyard element allows for natural light for the existing house, it results in the rear extension length being increased along the site boundaries. These are long narrow rear garden areas and the addition of a c.8.7m first floor element along the shared boundary with no.4 Ring Terrace is concerning. While a condition could be attached in the event of a grant of planning permission to reduce the first-floor element, given the proposed design and layout and the internal reconfiguration proposed, it is considered appropriate in this instance that the applicant be given the opportunity to reconsider the design and respond to the concerns of the Planning Authority.

Having regard to the scale, height, proportion, the Planning Authority have concerns regarding the potential for overbearance and loss of light, given the height and siting of the extension on the boundaries. A balance must be reached to ensure the applicant can extend to meet their needs whilst ensuring no undue negative impacts on residential or visual amenities.

It is considered reasonable that the applicant be requested to submit further information at this stage of the planning process and submit any proposals they must overcome these concerns, which could include a reduced depth at first floor level and internal reconfiguration.

This application also seeks for the provision of a number of PV panels in the proposed ground floor flat roof section, the 1st floor inward facing mono pitch section and the front roof slant of the original dwelling (facing the streetscape). This raises no concern and is considered to be acceptable.

It is considered that the remaining rear amenity space of 27.60sqm is sufficient given the site context.

11.3 Services and Drainage

The application has been circulated to the Drainage Division who have set out a standard set of conditions including a SUDs solution for the management of surface water. The Planning Authority concur.

12.0 Appropriate Assessment:

Having regard to the nature and scale of the proposed development, and the distance to the nearest European site, it is considered that significant effects are not likely to arise, either alone or in combination with other plans and projects that will result in significant effects to any Natura 2000 area. A full Appropriate Assessment of this project is therefore not required.

13.0 Environmental Impact Assessment:

Having regard to the nature and scale the development, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

14.0 Conclusion:

Having regard to the zoning objective for the area, pattern of development in the area and the nature and scale of the proposed development, it is considered that while the development is acceptable in principle, the Planning Authority have concerns regarding the cumulative visual impact of the overall length and proportion of the extension sought.

15.0 Recommendation:

Further Information:

1. Having regard to the scale, design and height of the proposed rear extension, the Planning Authority have concerns that the proposed first-floor rear projection may result in an unacceptable overbearing impact, loss of light and potential impact on residential amenity. The applicant is therefore requested to submit revised proposals to address these concerns. Such revisions should include a significant reduction in the projection of the first-floor element of the extension, or otherwise demonstrate how the identified impacts have been satisfactorily mitigated.