

DEPUTY PLANNING OFFICER

APPLICATION NO.	WEB2071/26
PROPOSAL	RETENTION of the clear glazing installed in two windows at first floor on the southern elevation of the house.
LOCATION	199A, Strand Road, Sandymount, Dublin 4, D04T1H5
APPLICANT	Ray McGovern
DATE LODGED	01-May-2026
ZONING	
APPLICATION TYPE	Retention Permission

19/06/2026**Site Notice Inspection**

Site notice in place and legible during site inspection on 15th May 2026.

Description of Site and Surroundings

The subject site is located on the western side of Strand Road and comprises a stated site area of 0.112ha. No.197 Strand Road adjoins the site, and an Iarnród Éireann railway track abuts the site to the rear. No. 199a Strand Road is a detached two storey over basement structure, which is positioned within a well landscaped site with mature trees and soft landscaping. The building is contemporary in design and is characterised by its flat roof plan with coloured rendered façade, including various external featured design elements such as metal fins and window projections at basement level. There is a large garden to the rear and the curtilage to the front is hard landscaping. The front boundary is defined by vehicular opening with rouble stone wall.

Proposed Development

Retention Permission sought for clear glazing installed in two windows at first floor on the southern elevation of the house.

Zoning

Under the *Dublin City Development Plan 2022-2028* the site is zoned objective Z2; Residential Neighbourhoods (Conservation Areas) with a stated objective 'to protect and/or improve the amenities of residential conservation areas.'

The property is not listed on the Record of Protected Structures.

Pre-Planning Consultation

None.

Relevant and Recent Planning History

3135/17 **Retention Permission Granted** for the erection, on a temporary basis annually from May to August (inclusive) only, of structure measuring c.1m x 1m, providing 12 no. nest boxes for swifts and for 2 no. associated sound speakers emitting swift call, above eaves level, on rear elevation of his two-storey dwelling.

Condition 2 The proposed speakers and associated sound emissions shall be permanently omitted from the proposal.

Reason: In the interests of orderly development and residential amenity.

0246/15 **Section 5 Split Decision for permission and refusal for** whether the erection, annually from May to August (inclusive) of: - Structure providing 4 no. nest boxes

for swifts- Structure providing 12 no. nest boxes for swifts - Sound speakers emitting swift bird calls on rear elevation are or are not development or exempt development.

0401/15 **Section 5 Split Decision for permission and refusal for** Whether the erection, annually from May to August (inclusive) only, of 1) Structure providing 12 no. nest boxes for swifts 2) Sound speakers emitting swift bird call On rear elevation at 199A Strand Rd., Sandymount, Dublin 4 Is or is not development or exempt development.

1574/01 **Permission Granted** by Dublin City Council and upheld by An Bord Pleanála (Ref. PL29S.126020) for development consisting of demolition of existing single storey house and erection of a two-storey house with associated ancillary works.

Condition 2 Both the facing windows in the southern facade at first floor level shall be permanently glazed in either obscured or coloured glass.

Reason: To prevent overlooking of adjoining properties.

0403/01 **Permission Refused** for the demolition of existing single storey house and erection of new 2 storey house with associated ancillary works.

Relevant Enforcement History

E0418/25 Breach of Condition 2 of Reg. Ref. 1574/01.

E0349/15 Swift nesting box structure erected.

E0360/20 Breach of Condition 2 of Reg. Ref. 3135/17

Consultations

Internal Consultees:

Drainage Division No objection, subject to Conditions.

Prescribed Bodies

Uisce Éireann No comments received.

Irish Rail No comments received.

Submissions/Observations /Representations

There is a submission on file. The issues raised are as follows:

- Previous issues on site still remain.
- The proposed development contravenes Condition 2 of the planning permission on site.
- Adversely affecting residential amenity of neighbouring properties.
- The clear glass should be refused.

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

Chapter 11 'Built Heritage and Archaeology,' of the City Development Plan is of relevance

Policy BHA9 Conservation Areas states that it is Policy of Dublin City Council: 'To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8 and Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.'

Enhancement opportunities may include:

1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting.
2. Re-instatement of missing architectural detail or important features.
3. Improvement of open spaces and the wider public realm and reinstatement of historic routes and characteristic plot patterns.
4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area.
5. The repair and retention of shop and pub fronts of architectural interest.
6. Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area.
7. The return of buildings to residential use.

Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Area and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability'.

Section 14.7.2 of the City Development Plan states that the general objective for conservations areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area.

Chapter 15: Development Standards

Section 15.11 'House Developments' states that: *'For guidance and standards relating to ancillary residential accommodation refer to Appendix 18.'*

Volume 2, Appendix 18, Section 1.1 'General Design Principles' outlines that: *'the design of residential extensions should have regard to the amenities of adjoining properties and in particular, the need for light and privacy. In addition, the form of the existing building should be respected, and the development should integrate with the existing building through the use of similar or contrasting materials and finishes'.*

Innovative, contemporary design will be encouraged. A contemporary or modern approach, providing unique designs, can offer a more imaginative solution. However, such proposals are still required to take account of the design issues outlined in this document. Applications for extensions to existing residential units should:

- *Not have an adverse impact on the scale and character of the existing dwelling*
- *Not adversely affect amenities enjoyed by the occupants of adjacent buildings in terms of privacy, outlook and access to daylight and sunlight*
- *Achieve a high quality of design*
- *Make a positive contribution to the streetscape (front extensions)*

Appendix 18, Section 1.4 'Privacy and Amenity'

Appendix 18, 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:

- Design and Layout

Design and Layout

This application is to retain existing clear glazing installed in two side windows. This is a change from the obscured or coloured glass window granted under *Reg. Ref. 1574/01*. This aspect of the development was specifically requested under Condition 2, which states:

'Both the facing windows in the southern facade at first floor level shall be permanently glazed in either obscured or coloured glass.'

Reason: *To prevent overlooking of adjoining properties.'*

The 2no. subject windows are south facing towards the boundary of No. 199B Strand Road and serve the living area at the rear of the house.

The applicant's cover letter outlines that the works were carried out in October 2024, and apart from change in glazing, the submitted drawings, and cover letter confirm no other change to the existing house. The letter outlines that since completion of the development, substantial evergreen trees and hedges have been planted, and have grown along and adjacent the southern boundary of the site.

The Planning Authority acknowledges the change of site characteristics since the completion of the development back in the early 2000's. However, the issue remains of side facing first floor windows serving a living / dining room.

Having regard to the guidance within the Development Plan the Planning Authority has concerns with the side windows without obscured glazing. On this basis, permission should be refused.

Screening for Appropriate Assessment

No screening exercise for Appropriate Assessment has been carried out by the Applicant, in accordance with the requirements of *Article 6 (3) of the EU Habitats Directive (92/43/EEC)*. Having regard to the nature and scale of the existing works, the Planning Authority can conclude that no appropriate assessment issues arise. The proposed development would not be likely to have a significant effect individually, or in combination with other plans or projects on any European site within the 15km zone of influence. It is the opinion that the application for planning permission for the proposed development, does not require an Appropriate Assessment.

Environmental Impact Assessment

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

Conclusion

The retention of clear glazing to 2 side windows would be contrary to the provisions of the Dublin City Development Plan 2022-2028. Accordingly, permission should be refused as follows:

Recommendation

It is recommended that retention permission is REFUSED for the following reason:

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the Z2 zoning objectives where it is an objective to protect and/or improve the amenities of residential conservation areas and characteristics of the existing site, the retention of the clear glazing at the side elevation of a property at first floor level would adversely impact the residential amenities of neighbouring occupiers. The development would therefore be seriously injurious to residential amenity and contrary to the Z2 zoning objective of the Dublin City Development Plan 2022-2028. The proposed retention would set an undesirable precedent for similar type development and would, therefore, be contrary to the proper planning and sustainable development of the area