

DEPUTY PLANNING OFFICER

APPLICATION NO.	WEB1980/26
PROPOSAL	The development will consist of the construction of a two-storey, two-bedroom end of terrace dwelling, including adaptation of the existing boundary wall, a rear landscaped courtyard, and all associated site and ancillary works.
LOCATION	187, North Circular Road, Cabra East, Dublin 7, D07 Y9K5
APPLICANT	Chris Capital Limited
DATE LODGED	27-Apr-2026
ZONING	
APPLICATION TYPE	Permission

**Dublin City Council
PLANNING REPORT****REG REF NO:** WEB1980/26**LOCATION:** Lands at 187 North Circular Road, Cabra East, Dublin 7**APPLICANT NAME:** Chris Capital Limited

PROPOSED DEVELOPMENT: *The development will consist of the construction of a two-storey, two-bedroom end of terrace dwelling, including adaptation of the existing boundary wall, a rear landscaped courtyard, and all associated site and ancillary works.*

APPLICATION TYPE: Permission**DATE LODGED:** 27 April 2026**DECISION DUE DATE:** 19 June 2026**RECOMMENDATION:** REFUSE Permission**1.0 Site Notice Inspection**

Site notice checked and in order 19 May 2026

2.0 Description of Site and Surroundings

The subject site is adjacent to the parent dwelling no 187 North circular Road, which is an end of terraced dwelling. The primary dwelling has previously been split into 5 no. self-contained flats. The site is located on the junction of North Circular Road and Old Cabra Road, and Prussia Street is on the opposite side of North Circular Road. The site has a stated area of 110sqm.

3.0 Proposed Development

The proposed development consists of the following:

- Construction of a 2 storey, 2-bedroom end of terraced dwelling
- Adaptation of existing boundary wall
- Landscaped courtyard
- All associated site and ancillary works

4.0 Zoning

The subject site is located on lands zoned Z1 ('Sustainable Residential Neighbourhoods') with a land use zoning objective '*To protect, provide and improve residential amenities*'.

The proposed development is permissible in this zoning

5.0 Pre Planning consultation

None Indicated

6.0 Relevant and recent Planning History

WEB5664/25

The development will consist of the construction of a three-storey, three-bedroom semi-detached dwelling, including adaptation of the existing boundary wall, a rear landscaped courtyard, and all associated site and ancillary works.

Permission refused for the following reasons:

- 1) *The proposed development for a new dwelling on a restricted site with insufficient quality private open space would provide poor residential amenity to future residents and would be contrary to Specific Planning Policy Requirement 2 (SPPR2) of the Sustainable Residential Development in Urban Areas and Compact Settlements – Guidelines for Planning Authorities (Department of Housing, Local Government and Heritage, 2024), and to the Z1 zoning objective of the site which is 'to protect, provide and improve residential amenities' and Section 15.13.3 of the Dublin City Development Plan 2022 – 2028. The proposal would result in overdevelopment of the site, would result in the construction of a substandard dwelling, and by the precedent established for such development, be contrary to the policies and objectives of the current Dublin City Development Plan and the proper planning and sustainable development of the area.*
- 2) *Having regard to the Z1 zoning objective, which seeks to protect, provide and improve residential amenities, and the policies set out in Dublin City Development Plan 2022-2028 regarding residential developments, it is considered that the proposed development due to its design and scale would be out of character with the form of the existing and the immediate adjoining period set-piece hipped-roofed block of terrace dwellings and as such would be visually incongruous to the streetscape. It is therefore considered that this development, if permitted, would set an undesirable precedent for oversized infill corner site developments and be contrary to the proper planning and sustainable development of the area.*

1191/02

Proposal: Permission to provide additional bedrooms at side and rear of house at first floor level.

Permission Refused

0556/01

Proposal: Extension to first floor and side of dwelling.

Application withdrawn

7.0 Relevant Enforcement History

None for subject site

8.0 Consultations

Internal Consultees:

- Transport Planning Division: No objection subject to conditions
- Drainage Division: No objection subject to conditions

Prescribed bodies:

- Uisce Éireann: No comment received
- National Transport Authority (NTA): No comment received
- Transport Infrastructure Ireland (TII): Apply section 49 Levy if applicable
- Irish Rail: No comment received

9.0 Submissions/Observations /Representations

None received.

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

Chapter 4:	Shape and Structure of the City
SC5:	Urban Design and Architectural Principles
SC11	Compact Growth
SC12	Housing Mix
4.5.5	Urban Design and Architecture:
SC19	High Quality Architecture

Chapter 5	(Quality Housing and Sustainable Neighbourhoods)
QHSN2	National Guidelines
QHSN6	Urban Consolidation
QHSN10	Urban Density
QHSNO4	Densification of Suburbs
QHSN22	Adaptable and Flexible Housing
QHSN37	Houses and Apartments

Chapter 14	Land-use Zoning
14.7.1	Sustainable Residential Neighbourhoods – Zone Z1

Chapter 15	Development Standards
15.5.2	Infill Development
15.13.3	Infill /Side Garden Housing Developments

Appendix 5	Transport and Mobility: Technical Requirements
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10.1 Relevant Government Guidelines

National guidelines

Quality Housing for Sustainable Communities (2007)

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024 SRD&CSG)

Since the adoption of the Development Plan, the 2024 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024 SRD&CSG) have come into force, and supersede the 2009 Ministerial Guidelines, having regard to new housing. The Specific Planning Policy Requirements (SPPRs) therein are applicable and take precedence over any conflicting policies of the Development Plan. Section 5.3.1 Separation Distances notes that due to the capability of modern day computer-based modelling of daylight, sunlight, and privacy, the previous blanket minimum distance of 22 metres is no longer necessary.

SPPR 1 – Separation Distances

This sets out that no Development shall set a separation distance between opposing above ground rear windows at more than 16 metres. Distances below this may be considered where there are no windows serving habitable rooms. No minimum distance shall be set for front windows; planning applications shall be determined on a case by case basis. The applicant is required to demonstrate that a high standard of residential amenity is provided.

SPPR 2 – Minimum Private Open Space Standards for Houses

This sets out that a 1-bed house shall have a minimum of 20sqm of private open space, with each additional bedroom requiring an additional 10sqm, up to a maximum of 50 sqm for a four-bedroom house. Reductions below this minimum may be considered acceptable where high quality semi-private open space is provided, or on refurbishment or small infill schemes. The applicant is required to demonstrate that a high standard of residential amenity is provided.

SPPR 4 - Cycle Parking and Storage

This sets out a general minimum of 1 cycle storage space per bedroom in a cycle cage or preferably a locker, for houses that do not have ground level open space, or that have smaller terraces.

11.0 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
- Residential Development Standards
- Design and integration
- Private open space

11.1 Principal of Proposed Development

The site is governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with objective '*To protect, provide and improve residential amenities*', under which residential development, including construction of new dwellings, is permitted in principle. As such, residential may be permitted where the Planning Authority is satisfied that the development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects and would otherwise be consistent with the proper planning and sustainable development of the area.

The City Development Plan states in section 15.13.2 that the development of a dwelling or dwellings in the side garden of an existing house is a means of making the most efficient use of serviced residential lands.

11.2 Residential Development Standards

Residential Standards

This is an application for a new 2 storey, 2-bedroom end of terraced dwelling with a stated site area of 110sqm and proposed floor area of 90sqm in the side garden of no. 187 North Circular Road. The site is irregular in shape. The primary dwelling no 187 is the end house in a row of period terraced dwellings with a red brick wall surrounding the site along the boundary with Old Cabra Road. The terrace dwellings are red brick dwellings similar in appearance with relatively minor changes to the external appearance of the terrace.

It is noted that the applicant was recently refused permission on the same site for a 3-bedroom, 3 storey dwelling (planning reg. ref. WEB5664/25). The current proposal has been reduced in height, scale and bulk to the previous application.

In assessment of the proposal, the planning authority has particular regard to Section 15.13.3 (Infill / Side Garden Housing Developments). Section 15.13.3 of the development Plan 2022 - 2028 recognises that the development of a dwelling in a side garden of an existing house is a means of making the most efficient use of serviced residential lands. The proposed dwelling is also assessed against the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (2024 SRD&CSG).

In assessing proposals for corner/side gardens site the planning authority will have regard to the following criteria: -

- *The character of the street.*
- *Compatibility of design and scale with adjoining dwellings, paying attention to the established building line, proportion, heights, parapet levels and materials of adjoining buildings.*
- *Accommodation standards for occupiers.*
- *Development plan standards for existing and proposed dwellings.*
- *Impact on the residential amenities of adjoining sites.*
- *Open space standards and refuse standards for both existing and proposed dwellings.*
- *The provision of a safe means of access to and egress from the site.*
- *The provision of landscaping and boundary treatments which are in keeping with other properties in the area.*
- *The maintenance of the front and side building lines, where appropriate.*
- *Level of visual harmony, including external finishes and colours.*
- *Larger corner sites may allow more variation in design, but more compact detached proposals should more closely relate to adjacent dwellings. A modern design response may, however, be deemed more appropriate in certain areas and the Council will support innovation in design.*
- *Side gable walls as side boundaries facing corners in estate roads are not considered acceptable and should be avoided.*
- *Appropriate boundary treatments should be provided both around the site and between the existing and proposed dwellings. Existing boundary treatments should be retained/ reinstated where possible.*
- *Use of first floor/apex windows on gables close to boundaries overlooking footpaths, roads and open spaces for visual amenity and passive surveillance.*

Design and Integration

The current proposal (as opposed the recently refused proposal ref. WEB5664/25), primarily differs in the reduction of height from a 3-storey to a 2-storey end of terraced dwelling. It is also noted the current application proposes a single flat roof profile which appears less visually incongruous with the existing streetscape than the previous submission with differing roof levels. That noted the flat roof still appears incongruous with the streetscape to a large degree and it is noted a similar roof extension to the existing terrace maybe more appropriate and sympathetic to the streetscape in this instance. It is noted the building line to the front still projects forward of the established terrace row the site is allocated adjacent to. It would be the preference of the planning authority that particularly at first floor the building line is respected and retained. It is not considered the minor reduction at first floor would have an undue impact on the useability of the proposed bedroom or floor areas. This matter is considered minor and can be dealt with by way of condition in the event of a grant of permission.

The proposed ground floor consists of a Kitchen, Living / Dining area, storeroom, WC, and stairwell to the first floor. The proposed development is set just inside the existing boundary wall along Old Cabra Road, with adaptations to the boundary to allow additional light to the Living/Dining area. The first floor consists of 2 double bedrooms and ensuites. The floor areas of the proposed development meet or exceed the minimum requirements for a 2-bedroom dwelling as assessed against the minimum requirements set out in the 2024 SRD&CSG.

The proposed first floor has no rear facing windows with the proposed windows facing onto the public realm to the south (NCR) and to the east (Old Cabra Road). There is no concern in this regard with respect of overlooking or loss of privacy to neighbouring amenities. The revised materials are welcomed. The proposed red brick in comparison to the previously refused render finish is a more considerate and an appropriate material at this prominent location.

To the front of the site a bin store is proposed, no further details have been provided. In addition, no details are provided in relation to the proposed boundary walls between the existing dwelling and the proposed dwelling, these matters would require further information.

Private amenity space

The application is relatively similar in terms of open space to the previous application refused under planning reg. ref. WEB5664/25. The stated private amenity space is 17sqm in a Zen Garden to the rear of the ground floor (previously proposed at 15sqm). This area is problematic in that it is under the recommended minimum open space set out under SPPR2 (2024 SRD&CSG), which states a minimum of 30sqm should be provided for 2-bedroom dwelling. In addition to the private open space being north facing it appears that the Zen garden will be significantly overlooked by the rear extension of 187 North Circular Road which appears to have numerous above ground floor side windows directly facing out onto the Zen garden.

Again, similar to the last application, it is noted the site is in close walking proximity to the Phoenix Park. Nevertheless, it is considered the proposed private open space which is north facing and quite confined, is likely to be overshadowed to a large degree and overlooked by the residents of the primary dwelling (which have direct facing 1st floor windows 2.2metres away from the proposed side boundary to the Zen garden), which would provide poor residential amenity to future residents and would be contrary to Specific Planning Policy Requirement 2 (SPPR2) of the Sustainable Residential Development in Urban Areas and Compact Settlements. The applicant has not submitted a shadow/ daylight & sunlight assessment for the proposed development or addressed this matter which was also raised under WEB5664/25.

No information again has been submitted in relation to the primary dwelling. The applicant fails to demonstrate that the existing dwelling retains sufficient private open space for the number of occupants in the existing dwelling. Although no information has been provided in relation to the primary dwelling it is noted that the property was sold circa start of 2025 as a pre-63 property, subdivided into 5 self-contained flats. The brochure illustrated that the private amenity space was primarily occupied with storage sheds etc. It is unknown if these units / sheds remain in situ which would further decrease the private amenity space for the residents of the primary dwelling. The occupancy level or number of bedrooms per flat is also unknown. In the event of a grant of permission further information in relation to the primary dwelling (units and no. of residents) and the private amenity space retained for the sole use of the primary dwelling would need to be clarified. There is also likely to be a degree of loss of daylight to the primary dwelling although in the absence of a daylight / sunlight assessment the level is unknown.

There is a concern in relation to the subject subdivided site given the proposed development's tightness to the boundary wall and primary dwelling, the relatively small private open space proposed for the new dwelling and an unknown quantum of residual useable private open space left to the primary dwelling along with occupant numbers that the proposal would result in overdevelopment of a restricted site. The proposal appears to be squeezed into the residual space to the eastern side of the primary dwelling. Furthermore, Section 1.3 (Extensions to Side) of Appendix 18: Ancillary Residential Accommodation states that 'new building structures directly onto the boundary with the public realm (including footpaths/ open space/ roads etc.), is not acceptable and it will be required that the development is set within the existing boundary on site and shall not form the boundary wall.'. The proposed massing of the development and first floor level overhang located directly adjacent to the boundary with the public footpath along Old Cabra Road is not acceptable.

Access and movement

The applicant has proposed a pedestrian access of c.1.64m in width, there is no car parking proposed for the site. It is noted that parts of the development overhang the public footpath and it is unclear whether the pedestrian entrance includes an outward swinging gate.

The Transport Planning Division have reviewed the application and note zero car parking has been proposed for the site. The site is located within zone 1 of map J where the maximum car parking standard is 0.5 spaces per unit. The site is located within 1.5km of Technology University Dublin Grangegorman campus, and Mater Hospital. In terms of public transport, the site is within 1km of Green Line Luas stop. Nearby shops are located within 400m of the site. On this basis, the principle of zero car parking is acceptable, subject to conditions to ensure future residents are made aware of such arrangements and is supported by active travel infrastructure.

The proposed new dwelling will be accessed via a new pedestrian entrance opening at the corner of the junction with North Circular Road and Old Cabra Road/Prussia Street. There is no objection to the location of the pedestrian entrance provided that it does not have an outward swinging gate. This matter can be addressed via way of condition in the event of a grant of permission.

It is noted that there is a Sheffield stand annotation within the rear garden on the proposed ground floor plan and site layout plan. Table 1 (Bicycle Parking Standards for Various Land Uses) of Appendix 5 of the Dublin City Development Plan 2022-2028 sets out the minimum bicycle parking standard for residential apartments of 1 long term space per unit with 1 Short Stay/Visitor space per 5 dwellings. The details of the bicycle parking provision in accordance with Table 1 (Bicycle Parking Standards for Various Land Uses) of Appendix 5 of the Dublin City Development Plan 2022-2028 and Specific Planning Policy Requirement (SPPR) 4 - Cycle Parking and Storage, of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, should be Sheffield stand bicycle parking spaces. Cycle parking should be in situ and ready for use prior to first occupation of the residential unit, which can be confirmed via way of condition in the event of a grant of permission.

12.0 Screening for 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 of the proposed development and the distance of the site from nearby sensitive receptors, 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

While the Planning Authority acknowledge the proposed development is vastly improved in terms of scale, bulk, mass, materials and visual appearance compared to the previous submission. Nevertheless, the proposed development is considered to not be in accordance with the development standards of the Dublin City Development Plan 2022-2028, specifically Section 15.13.3 (Infill / Side Garden Housing Developments) and Specific Planning Policy Requirement 2 (SPPR2) of the Sustainable Residential Development in Urban Areas and Compact Settlements. It is considered the proposal is overdevelopment of the site as a whole, resulting in the proposed

development overhanging the public domain and resulting in poor quality private open space for future residents and existing residents of the primary dwelling. Therefore, it is considered that the proposed development would set an undesirable precedent within the area and does not contribute to the proper planning and sustainable development of the area.

15.0 Recommendation

It is recommended to **REFUSE** permission for the following reasons:

1. The proposed development for a new dwelling on a restricted site with insufficient quality private open space would provide poor residential amenity to future residents and would be contrary to Specific Planning Policy Requirement 2 (SPPR2) of the Sustainable Residential Development in Urban Areas and Compact Settlements – Guidelines for Planning Authorities (Department of Housing, Local Government and Heritage, 2024), and to the Z1 zoning objective of the site which is 'to protect, provide and improve residential amenities' and Section 15.13.3 of the Dublin City Development Plan 2022 – 2028. The proposal would result in the private amenity space being significantly overlooked. Furthermore, it is considered that the proposal would result in overdevelopment of the site as a whole and by the precedent established for such development, be contrary to the policies and objectives of the current Dublin City Development Plan and the proper planning and sustainable development of the area.

2. Having regard to the Z1 zoning objective, which seeks to protect, provide and improve residential amenities, and the policies set out in Dublin City Development Plan 2022-2028 regarding residential developments, it is considered that the proposed development due to its design, form and arrangement would be out of character with the form of the existing and the immediate adjoining period set-piece hipped-roofed block of terrace dwellings and as such would be visually incongruous to the streetscape. It is therefore considered that this development, if permitted, would set an undesirable precedent for oversized infill corner site developments and be contrary to the proper planning and sustainable development of the area.