

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	19-Aug-2026
ZONING	
APPLICATION TYPE	Permission

09/09/2026

To be read in conjunction with previous report.

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*.

Consideration of Significant Further Information

The submission has not been deemed to constitute significant further information in accordance with Article 35 of the Planning and Development Regulations 2001, as amended.

Further Consultations

The following consultees have provided further recommendations:

- Drainage Division: No objection subject to conditions – FI noted and no change to original report.

Planning Assessment of the Further Information Response

Item 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.

Response:

In response to Item 1, the Applicant has submitted a revised set of plans, elevations, a section, a cover letter (with a shadow analysis) and a drawing schedule.

Assessment:

In response to Item 1, the Applicant has submitted a revised set of plans, elevations, a section, a cover letter (with a shadow analysis) and a drawing schedule. The revised plans and elevations indicate that the first-floor depth has been reduced to 5m. This represents a reduction in depth of 3.7m (from the 8.7m originally proposed) and a redesigned extension is now proposed. It is noted that the extension would have a pitch roof above to match the height of the existing roof ridge. The majority of the roof slant would face southeast to maximise exposure to sunlight for the proposed solar panels. It is also acknowledged that a solar panel array is still proposed to the front roof slope of the original dwelling (as previously shown).

It is further noted that the internal ground floor layout of the rear extension has been reconfigured. The layout now consists of a utility space and an office/ playroom/ guestroom (below first floor level) with a 5sqm courtyard area separating the kitchen/ dining room. It is noted that the kitchen dining room would be connected to the office/ playroom/ guestroom via an internal passage southwest of the courtyard. Access to natural light would be provided by a slightly pitched alignment of rooflights above the internal passage and a glazed set of patio doors onto the rear garden. The remainder of the roof would consist of a flat 'green roof' at a height of 3.535m (similar to the original proposal). However, it is noted that the previously proposed solar panels have been omitted from the flat roof section. Consequently, the green roof would now encompass a larger area due to the overall amendments. The ground floor depth remains as was originally proposed (c.13.6m).

The Planning Authority note that the total number of bedrooms in the overall dwelling would occur at 2 no. in addition to a guestroom/ office/playroom. It is noted that the previous application only indicated two bedrooms within the overall proposed development. However, it is considered that the remaining 27.60sqm amenity space is sufficient to absorb the proposal. The overall facade treatment would comprise of painted render walls and a tiled roof which is also considered to be acceptable.

As part of the cover letter, a shadow analysis has been submitted showing the existing scenario and the anticipated impacts of the revised proposal. Different times of the year and day are demonstrated. It is noted that this is considered indicative and not complete, as a large portion of the daytime has not been submitted. The documents shown 7am, 9am and 6pm only, and winter and summer scenarios have been submitted but it is noted that March has been omitted. However, this is an urban context, and some degree of overshadowing is inevitable and unavoidable. In this instance and given the orientation of the terrace and the varying depths of adjoining rear ground floor extensions along the terrace, the impacts of overshadowing are not considered to be undue. While the closest first floor windows on the adjoining houses will have some impact, the overall depth of the first floor extension and its design which has been reduced sufficiently by way of this further information request, will ensure no undue negative impacts occur.

Having regard to the pattern of development in the area it is considered that the scale of rear ground floor extension and revised first floor depth is acceptable, in this instance. While a number of examples of extension with similar depths have been submitted, each site context must be taken into consideration. Overall, it is considered that the extension as proposed would improve the space provision and comfort of occupants of the dwelling, whilst not having an undue overbearing or overshadowing negative impact on the neighbouring properties, given the existing ground floor extensions present to the rears of these properties, and the lengths of rear garden areas.

Taking into account the scale, aspect and location of the proposal, it is not considered that the proposed extension would have a negative impact upon the character of the dwelling or seriously injure the amenities of other properties in the vicinity by overshadowing, overlooking or by appearing overbearing and this is considered acceptable.

It is considered that the Applicant has adequately responded to the issues raised.

Further EIA/AA Screening Assessment

Following receipt of the further information response, it is considered that there are no further environmental considerations having regard to the initial assessment detailed in the previous main report.

Conclusion

Having regard to the response received to the Further Information request and taken into consideration the policies and objectives of the 2022-2028 City Development Plan, the proposed development is acceptable and unlikely to significantly impact negatively upon the surrounding residential amenity.

Recommendation

The proposed development would not materially contravene the policies and objectives of the Dublin City Development Plan 2022-2028, would accord with the proper planning and sustainable development of the area, and it is therefore recommended that planning permission be GRANTED, subject to the following conditions for the development for the reasons and considerations below:

REASONS AND CONSIDERATIONS

Having regard to the zoning objectives for the area and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or property in the vicinity. The development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions:

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made there under are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 19/08/2026., save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. A development contribution in the sum of €1, 053.00 shall be paid to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The developer shall comply with the following requirements of the Drainage Division of Dublin City Council;

(a) The drainage for the proposed development shall be designed on a completely separate foul and surface water system.

(b) The development shall incorporate Sustainable Drainage Systems in the management of surface water including green roof as shown on proposed drawings.

(c) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. shall be located within the final site boundary. Private drainage is not permitted in public areas, or areas intended to be taken in charge.

(d) Demolition: Developer must protect all public sewers and ensure that no demolition debris or construction material enters the public sewers.

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water runoff.

4. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

6. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.