



An
Coimisiún
Pleanála

Direction
CD-020286-25
ABP-322164-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

The Commission decided to make a split decision, to

- (1) grant permission for the storage shed to the rear of the site for the reasons and considerations marked (1) under and subject to the conditions set out below, and
- (2) refuse permission for retention of the ground floor only extension to the side/rear of the existing house for the reasons and considerations marked (2) under.

Planning

Commissioner:

Eamonn James Kelly

Date: 22/07/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

Having regard to the small size of this structure, its relatively unobtrusive location and its use in association with the existing house on this property, it is considered that, subject to compliance with the attached conditions, its retention would not be inconsistent with the proper planning and sustainable development of the area.

Conditions

1. The storage shed proposed to be retained shall be used solely for uses incidental to the enjoyment of the existing dwellinghouse on the property and shall not be used for residential accommodation or the carrying out of any trade or business, including the letting or sale of the structure independently from the existing dwellinghouse on the property.

Reason: To prevent unauthorised development.

2. The door to the storage shed from the adjoining yard, as shown on the Retention Ground Floor Plan submitted, shall be left opened.

Reason: To facilitate the use of this building.

Reasons and Considerations (2)

1. Having regard to the zoning objective in the South Dublin County Development Plan 2022-2028 "*to protect and / or improve residential amenity*", to the pattern of development on the site, to the extent of the built form on the site and the poor configuration of open spaces within the site, and to the shortfall which has arisen in the provision of an area of private open space of sufficient size and quality to comply with the specified minimum standards set out in the South Dublin County Development Plan 2022- 2028, it is considered that the development proposed for retention would result in the overdevelopment of a restricted site, would seriously injure the amenities of residents of the existing house and of neighbouring property, would contravene the zoning objective for the area set out in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed for retention would, having regard to its location on the property, its proximity to the adjoining road and its visual prominence in this location, set an undesirable precedent for other similar developments, which would in themselves and cumulatively seriously injure the residential amenities of property in the neighbourhood and be contrary to the proper planning and sustainable development of the area.

Note

1. The Commission noted the submission to the planning authority from Uisce Éireann regarding proximity of the development proposed for retention to a watermain; however, given the substantive reasons for refusal set out above, the Commission decided not to pursue further information concerning this matter at this time.