

An
Coimisiún
Pleanála

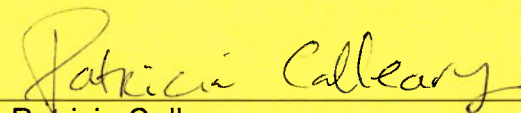
Direction
CD-020111-25
ABP-322197-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/07/2025.

The Commission decided to refuse retention permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Patricia Calleary

Date: 02/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The structure for which retention permission is sought would constitute overdevelopment of the site, would be contrary to the 'RES' land use zoning objective of the South Dublin County Development Plan 2022-2028, which seeks to protect residential amenities, and would be contrary to Sections 3.6.1 and 3.6.2, and Built Form Principle (BFP) 6, of the Council's House Extension Design Guide (2025) in relation to detached garden rooms and sheds which require that the remaining quantum of garden space is of a usable scale, and where the use of these structures is clearly ancillary to the enjoyment of the dwelling. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the inconsistency between planning application drawings and the development as constructed on site, and notwithstanding the absence of clarity on the use of the structure to be retained, given the subdivision of the site into at least two number separate residential units, and the absence of permission for same, the Commission is not satisfied that the applicant has demonstrated that the plans and particulars that accompany the planning application sufficiently corresponds with the development as constructed. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.