

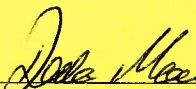
An  
Coimisiún  
Pleanála

**Direction**  
**CD-020243-25**  
**ABP-322206-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 16/07/2025.

The Commission decided to refuse permission for the following reasons and considerations.

**Planning Commissioner:**

  
Declan Moore

**Date:** 17/07/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

The Commission is not satisfied that the workshop/studio proposed for retention will, by reason of its design, layout, orientation and access independent of the main dwelling, provide *ancillary accommodation* for the main residence and would therefore contravene Section 12.3.7.4 Detached Habitable Room of the Dún Laoghaire-Rathdown County Development Plan 2022- 2028, and would set an undesirable precedent for similar developments in the area. The development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that the applicant had made a case that a two-storey structure was required as a workshop/studio for activities that could not reasonably be accommodated within the main dwelling. The Commission agreed with the Inspector's observations that the structure, which extends slightly beyond the western boundary wall at first floor level, resembles a dwelling in elevation, internal layout, and roof form. The Commission considered that the structure's location on site, its orientation and single door access independent of the main dwelling/garden, reinforces its appearance as a structure for separate residential, and not ancillary, accommodation.