

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020631-25**  
**ABP-322486-25**

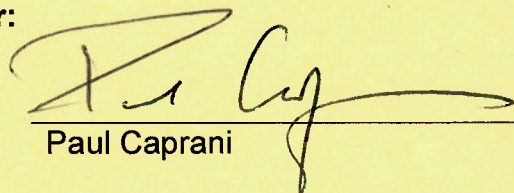
The submissions on this file and the Inspector's report were considered at a meeting held on 10/09/2025.

The Commission decided in a split decision (2:1) to refuse permission for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 10/09/2025

  
Paul Caprani

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the design, layout and use of the development to be retained, and the lack of integration with the existing dwelling house, it is considered that the proposed development would materially contravene the provisions of the South Dublin County Development Plan, 2022-2028, with specific reference to H15 Objective 1 and Sections 6.8.3: 'Family Flats' and 12.6.8: 'Residential Consolidation: Family Flats', which seek to ensure that family flats are of a temporary nature and involve a subdivision or extension of an existing dwelling and are linked directly to the dwelling house so as to be capable of being subsumed back into the main

residence. The development proposed for retention would, therefore, set an undesirable precedent for other similar forms of development and 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 had concerns, notwithstanding any immediate genuine need, that the standalone nature of the structure which is separate to the main dwelling did not comply with the requirements of the county development regarding ancillary accommodation associated with dwelling houses. Furthermore the proposal did not provide an opportunity for reintegration into the main dwelling after any temporary use would cease. As such the proposal was considered the proposal to be contrary to section 6.8.3 and section 12.6.8 of the South Dublin County Council Development.