

An
Coimisiún
Pleanála

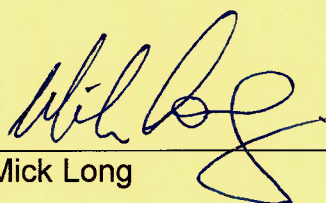
Direction
CD-020633-25
ABP-322593-25

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

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

Planning

Commissioner:


Mick Long

Date: 10/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to its internal configuration, excessive scale and floor area, it is considered that the proposed development would have the characteristics of a detached separate dwelling within the rear garden of the existing house, and would not constitute ancillary accommodation. The proposed development would, therefore, be contrary to the provisions of Section 12.3.7.4 "Detached Habitable Room" of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which provides that ancillary accommodation should be ancillary in use to the main dwelling on site and shall not provide an independent residential unit. The proposed development would be out of character with the pattern of development in the area and would be contrary to the relevant Zoning 'Objective A' which seeks "to provide residential development and improve residential amenity while protecting the existing residential amenities". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.