

An
Coimisiún
Pleanála

Direction
CD-020827-25
ABP-322642-25

The submissions on this file and the Inspector's report were considered at a meeting held on 30/09/2025.

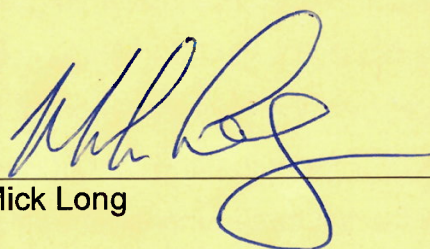
The Commission decided to grant permission to retain the alterations to the recessed entrance for the following reasons and considerations at (1) and subject to the Conditions set out below.

The Commission decided to refuse permission for conversion of the garage to a family flat for the following reasons and considerations at (2).

Planning

Commissioner:

Date: 30/09/2025


Mick Long

DRAFT WORDING FOR ORDER

(1) Reasons and Considerations

The Commission was satisfied the recessed entrance to be retained demonstrated appropriate sightlines and considered that the proposed development would not endanger public safety by reason of traffic hazard.

Conditions

1. The development of the recessed entrance shall be retained in accordance with the plans and particulars lodged with the further information received on 9/4/25 unless agreed otherwise with the planning authority.

Reason: In the interest of clarity.

(2) Reasons and Considerations

Having regard to the South Dublin County Development Plan 2022-2028, it is considered that the proposed dwelling does not meet all the criteria for a family flat in that it constitutes a separate dwelling which is not accessible from the front door access of the existing dwelling and the proposed development would therefore be contrary to Section 12.6.8 of the South Dublin County Development Plan 2022-2028. The proposed development would set an undesirable precedent for other similar developments and would therefore be contrary to proper planning and sustainable development

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed with the Inspector that a genuine family need had been demonstrated and that the proposed development was modest and subordinate in nature but agreed with the planning authority that the lack of a physical connection to the existing house would not allow the full requirements of Section 12.6.8 of the South Dublin County Development Plan 2022-2028 to be satisfied.