

An
Coimisiún
Pleanála

Direction
CD-020782-25
ABP-322726-25

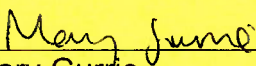
The submissions on this file and the Inspector's report were considered at a meeting held on 24/09/2025.

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

Planning

Commissioner:

Date: 30/09/2025



Mary Gurne

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the scale and layout of the development proposed to be retained which includes a kitchenette, toilet and shower, and screening from the main dwelling, and which has the appearance and functionality of a semi-independent unit it is considered that the development proposed to be retained is contrary to Policy H14 Residential Extensions Objective 1 of the South Dublin County Development Plan 2022-2028 and Built Form Principle BFP-6 Detached Garden Rooms and Sheds of the South Dublin County Council House Extension Guide 2025 which states that detached garden rooms should provide for uses wholly

ancillary to the main house and should not include toilet and/ or sanitary facilities. The proposed development would therefore, in itself and by the precedent it would set, 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 agreed with the inspector that the inclusion of both a WC and kitchenette in the garden room raised a legitimate concern relating to the potential use for human habitation, and considered that it also raised concerns as to its use as ancillary to the main dwelling. The Commission considered that it had not been demonstrated by the applicant how the development proposed to be retained complies with the requirements of the House Extension Guide 2025, which is the extant standard, and which requires the use of a garden room to be wholly ancillary to the main house and which prohibits the inclusion of a toilet and or sanitary facilities in a garden room. The Commission noted that in the absence of having constructed the extension to the garden room with the benefit of planning permission at the time of its construction the guidance then in place is not a relevant consideration.

Note: The Commission noted the stated quantum of private open space remaining to the main dwelling however the Commission had concerns regarding the quality and usability of the space given the number and layout of structures in the rear garden. The Commission considered that it had not been demonstrated that the remaining private open space accords with the standards specified in the Development Plan and in SPPR 2 of the Sustainable Residential Development and Compact Settlement Guidelines 2024. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.