

An
Coimisiún
Pleanála

Direction
CD-021006-25
ACP-322906-25

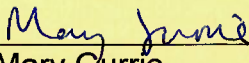
The submissions on this file and the Inspector's report were considered at a meeting held on 20/10/2025.

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

Planning

Commissioner:

Date: 22/10/2025


Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the proposed change of use from a gym/storage shed to use as ancillary family accommodation of a building that is wholly detached with no linkage between it and the existing house would create a separate detached dwelling which would be contrary to the requirements for the provision of ancillary family accommodation as set out under Section 7 of Appendix 18 of the Dublin City Development Plan 2022-28. The proposed development, by its nature and by the precedent it would set for similar substandard units in rear gardens, would result in serious injury to the residential amenity of the existing dwelling and to the amenity of

the area, would contravene the above referenced section of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted that changes have been made to the subject building which do not accord with the permission granted for its retention (RE. WEB1116/24) and that while these changes are reflected in the drawings submitted with the application, they were not included in the description of the application nor in the site notice. 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 this matter under the current appeal.