



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021521-25**  
**ACP-323500-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 26/11/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 09/12/2025

  
Liam McGree

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

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

1. The family flat proposed for retention is located in an area for which the zoning objective is 'to provide for residential development and protect and improve residential amenity', as set out in the South Dublin County Development Plan 2022-2028, whereby it is the policy of the planning authority to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity. Having regard to the scale, design and layout of the family flat proposed for retention, relative to the plot size of the site, which results in poorly configured and insufficient usable private amenity space (14.7 square metres), it is considered that the retention of this family flat as constructed, if permitted, would represent overdevelopment of a restricted

site and would seriously injure the amenity of residents of the existing house, and would contravene the zoning objective for the area set out in the South Dublin County Development Plan 2022-2028.

2. The retention of this family flat as constructed, if permitted, would set an undesirable precedent for development of similar scale and layout relative to the parent dwelling, which in themselves and cumulatively would be harmful to the residential amenities of the parent dwelling and the wider area, and would be contrary to the 'RES' zoning objective of the area, which seeks 'to protect and/or improve residential amenity'. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.