

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021376-25**  
**ACP-323511-25**

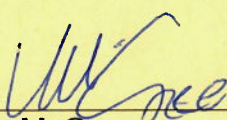
The submissions on this file and the Inspector's report were considered at a meeting held on 19/11/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

**Attach condition number 2**

**Planning**

**Commissioner:**

  
Liam McGree

**Date:** 25/11/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the policy of the planning authority regarding 'Garden Rooms' as set out in the Fingal County Development Plan 2023 – 2029 (Section 14.10.4), which states that any such structure shall not provide resident accommodation and shall not be fitted out in such a manner including by the insertion of a kitchen or toilet facilities, the Commission considered that condition number 2 of the decision of the planning authority, which required the omission of the toilet/shower room as

indicated on submitted plans for the proposed garden room, was reasonable, proportionate and in accordance with the relevant development management policies of the planning authority.

In deciding not to accept the recommendation of the Commission's inspector, the Commission had regard to the proximity of the proposed garden room to the main dwelling house, the ancillary function of the proposed garden room, the scale of the proposed toilet/shower room and the specific development management policy as set down in the statutory development plan (section 14.10.4 – Garden Rooms), which requires that such ancillary structures shall not include kitchen or toilet facilities.