



An
Coimisiún
Pleanála

Commission Direction
CD-000340
PL-500398-LD-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27 March 2026.

The Commission decided, in a 2:1 majority decision to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Emer Maughan

Date:

30th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development for which retention permission is being sought has an excessive height and is in very close proximity to the main dwelling, which results in significant loss of ambient daylight to the north facing rear bedroom

of the main dwelling. The proximity of the structure to be retained to the main dwelling negatively impacts the residential amenity of the dwelling and is therefore contrary to the proper planning and development of the area.

2. The overall scale and form of the proposed structure would represent an incongruous structure, would not be ancillary to, or consistent with the main dwelling on site, and would not be visually subservient in terms of height. The development proposed to be retained would not accord with the Development Management Standard 16.90 - domestic garage / shed / store and is therefore considered to be contrary to the proper planning and sustainable development of the area.