



The submissions on this file and the Inspector's report were considered at a meeting held on 13 March 2026.

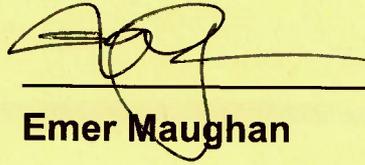
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

2. Within three months of the date of this permission, the developer shall submit for the written agreement of the planning authority, amended plans omitting the WC and toilet facilities from the garden room, along with evidence the WC and toilet facilities have been removed and made good.

**Reason:** To comply with the provisions of the Fingal Development Plan 2023-2029 in relation to the development type (garden rooms) in accordance with the proper planning and sustainable development of the area.

**Planning Commissioner:**



---

**Emer Maughan**

**Date:**

**18<sup>th</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the residential zoning objective, the pattern of development in the area and the policy framework provided by the Fingal Development Plan 2023-2029 for additional residential accommodation within built-up areas, including section 14.10.4 (garden room) of the development plan, It is considered that the inclusion of sanitary facilities prohibited under section 14.10.4 would be contrary to the relevant provision of the development plan, which provides for a garden room within the curtilage of a dwellinghouse to be useful ancillary accommodation to the dwellinghouse. The omission of the WC would not preclude the enjoyment of the garden room as stated by the appellant to be used as a home office, tv room and space ancillary to the main dwelling. Therefore, the planning authority's condition number 2 is warranted.