



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000360**  
**PL-500516-SD-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 30 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the conditions for the reasons, considerations below.

**Planning Commissioner:**

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**Mick Long**

**Date:**

**31<sup>st</sup> day of March 2026**

### **Reasons and Considerations**

Having regard to the sites residential zoning objective, the relevant provisions regarding residential extensions and garden rooms as set out in the South Dublin County Development Plan 2022 - 2028 and in particular the South Dublin County Council House Extension Design Guide, 2025, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed

development would be acceptable and would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Conditions:**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The existing dwelling and the proposed garden room shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity

3. The bathroom/toilet shown on the plans and particulars shall be omitted. Revised plans and particulars shall be submitted to and agreed with the planning authority prior to the commencement of development.

**Reason:** In the interest of residential amenity and to comply with the South Dublin County Council House Extension Design Guide, 2025.

4. All external finishes shall harmonise with the existing finishes on the house in respect of materials and colour.

**Reason:** In the interest of visual amenity

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity

6. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.