



An
Coimisiún
Pleanála

Commission Direction
CD-000803
PL-501079-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 June 2026.

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

Planning Commissioner:

Patricia Calleary

Date:

29th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the 'RES' zoning objective of the site, which seeks to protect and/or improve residential amenity, to Policy H14 and Section 12.6.8 of the South Dublin County Development Plan 2022–2028, and to the criteria for detached garden rooms set out at Built Form Principle 6 (BFP6) of the South Dublin County Council House Extension Design Guide 2025, it is considered that the structure

for which retention is sought includes a toilet/sanitary facility and, by reason of its scale and internal layout, is not configured for use wholly ancillary to the main house, contrary to those criteria. The Commission also determined that the combined scale and use of the development, when taken with the existing rear extension, results in an intensification of the site that would be injurious to the residential amenities of the area, including the use of the cabin structure, given the positioning of windows on the eastern elevation very close to the party boundary and the remaining disjointed fragmented open space to serve the combined development on site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.