



An
Coimisiún
Pleanála

Commission Direction
CD-000763
PL-501136-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 19 June 2026.

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

Planning Commissioner:

Stephen Bohan

Date:

19th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to residential zoning objective "RES", which seeks to protect and/or improve residential amenity, the established pattern of development in the area

and the policy framework provided by the South Dublin County Development Plan 2022-2028, including the South Dublin County Council (SDCC) House Extension Design Guidelines (2025), it is considered that the development to be retained subject to condition would satisfy Section 3.6 (Garden Room & Sheds) and Built Form Principle (BFP) 6 of the SDCC House Extension Design Guidelines (2025), would not have an adverse impact on the main dwellinghouse on site or on adjoining residential property in the vicinity, and as such, would be consistent with the proper planning and sustainable development of the area.

Conditions

1. The development to be retained 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. Within three months of the date of the final grant of planning permission the developer shall comply with the following:

(a) The removal of the gable window (southeast elevation) and the substitution of a solid blank panel;

(b) The removal of the sanitary facilities and the substitution of a store room, omitting the WC and shower facility from the garden room, along with evidence the WC and shower have been removed and made good.

Reason: In order to comply with Section 3.6 (Garden Rooms & Sheds) of the South Dublin County Council (SDCC) House Extension Design Guide (2025) and in interests of residential amenity.

3. The garden structure to be retained shall be used as an ancillary space to the main house and shall not be used as a semi-independent (family flat) or independent residential unit.

Reason: In order to comply with Section 3.6 of the South Dublin County Council (SDCC) House Extension Design Guide (2025) and Section 12.6.8 (Family Flat) of the South Dublin County Council Development Plan 2022-2028.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. The developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject

to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme.