

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

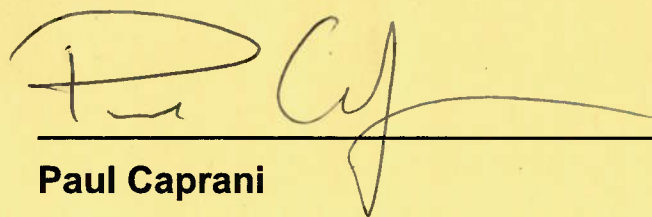
The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

1. It is considered that the external render finish for which retention of planning permission is sought, constitutes an incongruous external finish which is not in keeping with the character of the area and adversely impacts on the visual amenities of the area and is atypical with the brick finish of residential dwellings in the vicinity. The proposed development is contrary to the proper planning and sustainable development of the area.
2. It is considered that the height and scale of the existing boundary wall is excessive and detracts from the character and undermines the safety of the residential suburban street. Furthermore the size and scale of the boundary wall results in inadequate sightlines for vehicles exiting onto the roadway resulting in a traffic hazard. The entrance to be retained at 5.5 meters in width is contrary to section 12.7.6 of the South Dublin County Council Development Plan which stipulates that a width of 3.5 meters between gate pillars will not normally be exceeded. For the above reasons it is considered that the proposal is therefore contrary to the proper planning and sustainable development of the area.

3. The provision of toilet and sanitary facilities in the entertainment room granted planning permission under SD21B/0528 is contrary to Section 3.6.2 Built Form Principle (BFP) 6 of the South Dublin County Council House Extension Design Guide (February 2025) which states that detached garden rooms should not include toilet and sanitary facilities. The provision of toilet and sanitary facilities in the entertainment room also contravenes Condition number 3 of SD21B/0528 and is therefore contrary to the proper planning and sustainable development of the area.

Note: The Commission noted that while the inspector recommended a refusal of planning permission for the proposed development for reasons relating to the boundary walls and external finishes, the inspector generally considered the provision of water supply and wastewater infrastructure in the entertainment room to be acceptable. The Commission however noted that there is a specific provision in the South Dublin County Council House Extension Design Guide (February 2025) which states that detached garden rooms and sheds should not include toilet and or sanitary facilities and this stipulation was incorporated in Condition 3 of the parent permission. The Commission considered this condition to be reasonable having regard to the provisions of the House Extension Design Guide and noted that this condition was not the subject of a first party appeal. The plans of the entertainment room as submitted to the planning authority with the planning application did not indicate the provision of sanitary facilities. Furthermore the Commission considered that the provision of sanitary facilities were not necessary for an entertainment room that is ancillary and incidental to the main dwelling house. For these reasons the Commission agreed with the planning authority that the omission of sanitary facilities was warranted and justified.

Planning Commissioner:



Paul Caprani

Date:

29th day of July 2026