



An  
Coimisiún  
Pleanála

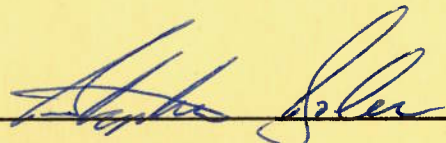
**Commission Direction**  
**CD-001177**  
**PL-501313-SD-26**

---

The submissions on this file and the Inspector's report were considered at a meeting held on 28 August 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:**

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

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the nature of the development, the existing residential use of the site, the design, nature and scale of the proposed development and the

pattern and character of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not have a significant adverse effect on the residential amenities and would not detract from the visual character of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained, carried out and completed in accordance with the drawings and particulars, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the Planning Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

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

2. (a) The gym/office use hereby permitted shall not be used for human habitation, or any other commercial activity or for any purpose than a purpose incidental to the enjoyment of the dwelling.

(b) The bathroom and kitchen/cooking facilities shall be removed from the structure within three months of the date of this Order. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority.

(c) The boundary fence dividing the site between the garden structure and the house shall be removed within three months of this Order, and the rear curtilage shall remain unsubdivided. Revised

drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** To restrict the use of the structure in the interest of residential amenity and in order to comply with the requirements of BPF6 of the South Dublin County Council House Extension Guide in relation to garden structures.