



An
Coimisiún
Pleanála

Commission Direction
CD-001225
PL-501389-LS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 September 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

8th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission is not satisfied that the retained structure would function solely as ancillary accommodation to serve the main dwelling, particularly having regard to the form, layout, and facilities provided, including a shower room and fully fitted kitchen, such that the development would be capable of functioning as a separate,

self-contained residential unit, and that this would provide an inadequate and substandard level of residential accommodation. The associated subdivision of the rear garden and the retention of the structure would significantly reduce the quantum and quality of private open space serving the host dwelling and would result in amenity space that would be inadequate to serve the reasonable amenity needs of the occupants of the main dwelling. Furthermore, the development, by reason of its scale, massing, and location on the common boundary, would have an overbearing and visually intrusive impact on the neighbouring rear garden such that it would seriously injure the residential amenity of this property. The retention of the development would, therefore, be contrary to the proper planning and sustainable development of the area.