

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322197-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD25A/0005W**

**APPEAL** by Shaun Graham care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 7<sup>th</sup> day of March 2025, by South Dublin County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of a single storey garage/playroom/home office (circa 49 square metres) to the rear garden of the existing dwelling with associated site works all at 17 Wheatfields Close, Clondalkin, Dublin.

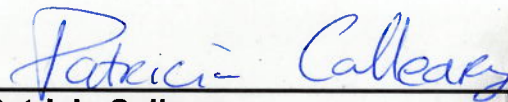
## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

The Commission considered the structure for which retention permission is sought would constitute overdevelopment of the site, would be contrary to the 'RES' land use zoning objective of the South Dublin County Development Plan 2022-2028, which seeks to protect residential amenities, and would be contrary to Sections 3.6.1 and 3.6.2, and Built Form Principle (BFP) 6, of the council's House Extension Design Guide 2025, in relation to detached garden rooms and sheds which require that the remaining quantum of garden space is of a usable scale, and where the use of these structures is clearly ancillary to the enjoyment of the dwelling. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Having regard to the inconsistency between the planning application drawings and the development as constructed on site, and notwithstanding the absence of clarity on the use of the structure to be retained, given the subdivision of the site into at least two number separate residential units, and the absence of permission for same, the Commission is not satisfied that the applicant has demonstrated that the plans and particulars that accompany the planning application sufficiently correspond with the development as constructed. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 08 day of July 2025.