

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322206-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire Rathdown County Council**

**Planning Register Reference Number: D25B/0010/WEB**

**APPEAL** by Randal Logue care of FHA Architecture and Design of The Masonry, 151 Thomas Street, Dublin against the decision made on the 10<sup>th</sup> day of March, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of the construction of a two-storey workshop/studio to the rear of existing main house and all associated site works at Fintra House, Harold's Grange Road, Rathfarnham, Dublin.

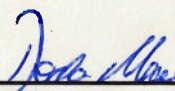
## **Decision**

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

## Reasons and Considerations

The Commission was not satisfied that the workshop/studio proposed for retention will, by reason of its design, layout, orientation and access independent of the main dwelling, provide *ancillary accommodation* for the main residence and would therefore contravene Section 12.3.7.4 (Detached Habitable Room) of the Dún Laoghaire-Rathdown County Development Plan 2022- 2028, and would set an undesirable precedent for similar developments in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that the applicant had made a case that a two-storey structure was required as a workshop/studio for activities that could not reasonably be accommodated within the main dwelling. The Commission agreed with the Inspector's observations that the structure, which extends slightly beyond the western boundary wall at first floor level, resembles a dwelling in elevation, internal layout, and roof form. The Commission considered that the structure's location on site, its orientation and single door access independent of the main dwelling/garden, reinforces its appearance as a structure for separate residential, and not ancillary, accommodation.

  
Declan Moore

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

Dated this 17<sup>th</sup> day of July 2025.