

An
Coimisiún
Pleanála

Commission Order
ABP-322486-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25A/0041

APPEAL by Denise White of 110 Palmerstown Avenue, Dublin
against the decision made on the 22nd day of April, 2025 by South Dublin
County Council to refuse permission for the proposed development.

Proposed Development: Retention of single storey structure at 110
Palmerstown Avenue, Dublin.

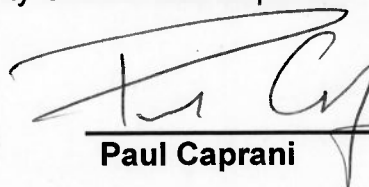
Decision

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

Reasons and Considerations

Having regard to the design, layout and use of the development to be retained, and the lack of integration with the existing dwelling house, it is considered that the proposed development would materially contravene the provisions of the South Dublin County Development Plan, 2022-2028, with specific reference to H15 Objective 1 and Sections 6.8.3: 'Family Flats' and 12.6.8: 'Residential Consolidation: Family Flats', which seek to ensure that family flats are of a temporary nature and involve a subdivision or extension of an existing dwelling and are linked directly to the dwelling house so as to be capable of being subsumed back into the main residence. The development proposed for retention would, therefore, set an undesirable precedent for other similar forms of development and would be contrary to the proper planning and sustainable development of the area.

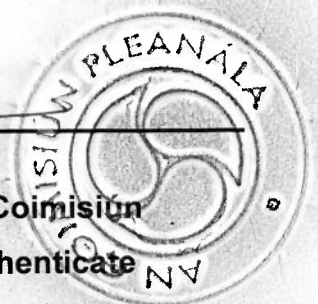
In deciding not to accept the Inspector's recommendation to grant permission, the Commission had concerns, notwithstanding any immediate genuine need, that the standalone nature of the structure which is separate to the main dwelling did not comply with the requirements of the county development plan regarding ancillary accommodation associated with dwelling houses. Furthermore, the proposal did not provide an opportunity for reintegration into the main dwelling after any temporary use would cease. As such the proposal was considered the proposal to be contrary to section 6.8.3 and section 12.6.8 of the South Dublin County Council Development.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 10th day of September 2025.