

An
Coimisiún
Pleanála

Commission Order
ABP-322593-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

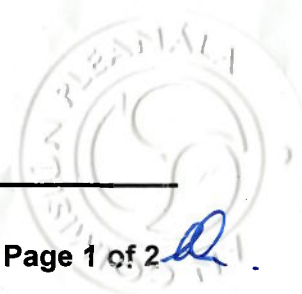
Planning Register Reference Number: D25B/0125

APPEAL by Jen Byrne care of Henry J Lyons of 51-54 Pearse Street, Dublin against the decision made on the 30th day of April, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Alteration and extension of the existing ancillary accommodation on site, to provide for circa 100.2 square metres of additional ancillary accommodation over two storeys including all associated sundry works, servicing, alterations and external works at 'Weston', The Birches, Torquay Road, Dublin.

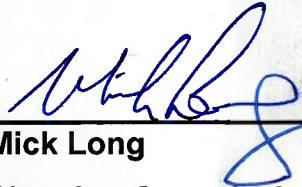
Decision

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



Reasons and Considerations

Having regard to its internal configuration, excessive scale and floor area, it is considered that the proposed development would have the characteristics of a detached separate dwelling within the rear garden of the existing house and would not constitute ancillary accommodation. The proposed development would, therefore, be contrary to the provisions of Section 12.3.7.4 "Detached Habitable Room" of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which provides that ancillary accommodation should be ancillary in use to the main dwelling on site and shall not provide an independent residential unit. The proposed development would be out of character with the pattern of development in the area and would be contrary to the relevant Zoning 'Objective A' which seeks "to provide residential development and improve residential amenity while protecting the existing residential amenities". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 17th day of September 2025.