

An
Coimisiún
Pleanála

Commission Order
ABP-322726-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0154W

Appeal by Justin Prendiville care of Architecture Ink of Digital HQ, 101 George's Street, Dun Laoghaire, County Dublin against the decision made on the 13th day of May, 2025 by South Dublin County Council to refuse permission.

Proposed Development: Retention of three-square metres footprint (over exempted development sizing) to an existing garden room studio building in the rear garden of 86 Hunters Walk, Ballycullen, Dublin.

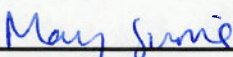
Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the scale and layout of the development proposed to be retained, which includes a kitchenette, toilet and shower, and screening from the main dwelling, and which has the appearance and functionality of a semi-independent unit, it is considered that the development proposed to be retained would be contrary to Policy H14 (Residential Extensions) Objective 1 of the South Dublin County Development Plan 2022-2028 and Built Form Principle BFP-6 (Detached Garden Rooms and Sheds) of the South Dublin County Council House Extension Guide 2025, which states that detached garden rooms should provide for uses wholly ancillary to the main house and should not include toilet and/or sanitary facilities. The development proposed to be retained, by itself and the precedent it would set, 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 agreed with the Inspector that the inclusion of both a WC and kitchenette in the garden room raised a legitimate concern relating to the potential use for human habitation and considered that it also raised concerns as to its use as ancillary to the main dwelling. The Commission considered that it had not been demonstrated by the applicant how the development proposed to be retained complies with the requirements of the House Extension Guide 2025, which is the extant standard, and which requires the use of a garden room to be wholly ancillary to the main house and which prohibits the inclusion of a toilet and/or sanitary facilities in a garden room. The Commission noted that, in the absence of having constructed the extension to the garden room with the benefit of planning permission at the time of its construction, the guidance then in place is not a relevant consideration.



Mary Gurrie

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



Dated this 02 day of October 2025.