



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1818/25

APPEAL by Mark Confrey care of Edward Marting of 65 Greenville Place, Dublin against the decision made on the 6th day of June, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Change of use of existing approved single storey gym and storage shed detached habitable rooms (previously subject to Dublin City Council enforcement notice reference E0930/23 and approved under Dublin City Council planning reference WEB1116/24) for proposed use as ancillary family accommodation to include living, dining, study area, bedroom and new bathroom and kitchen (66.9 square metres gross internal area) approximately and associated works in rear garden on overall site area 587 square metres (0.058 hectares) approximately at 83 Finglas Place, Dublin.

Decision

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

Reasons and Considerations

It is considered that the proposed change of use from a gym/storage shed to use as ancillary family accommodation of a building that is wholly detached with no linkage between it and the existing house would create a separate detached dwelling which would be contrary to the requirements for the provision of ancillary family accommodation as set out under Section 7 of Appendix 18 of the Dublin City Development Plan 2022-28. The proposed development, by its nature and by the precedent it would set for similar substandard units in rear gardens, would result in serious injury to the residential amenity of the existing dwelling and to the amenity of the area, would contravene the above referenced section of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

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Planning Commissioner of An Coimisiún

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



Dated this *23* day of *October* 2025.