

An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323039-25**

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**Planning and Development Act 2000, as amended**

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

**Planning Register Reference Number: D25B/0276/WEB**

**Appeal** by Nicholas Polley care of Foundation Management Consultants Limited of 6 Mount Street Upper, Dublin against the decision made on the 7<sup>th</sup> day of July, 2025 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

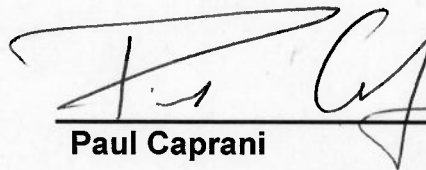
**Proposed Development:** (1) a new 35 square metres single storey stand-alone garden room located in the south-east corner of the rear garden; and (2) a new attic window to the north-west front facing facade of the main house and with all associated works at 47 Beechpark Road, Deansgrange, Dublin.

## **Decision**

The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had correctly been properly applied in respect of conditions numbers 5, 6 and 7 and directs the said Council to ATTACH conditions numbers 5, 6 and 7 and in accordance with section 139 of the Planning and Development Act, 2000, as amended, to REMOVE condition number 8 and the reasons therefor.

## Reasons and Considerations

It is considered that the planning authority has correctly applied the terms of the Development Contribution Scheme with respect to a contribution for the proposed development of a garden room, having regard to Article 7.1 of the Dún Laoghaire-Rathdown County Council Development Contribution Scheme 2023-2028 which defines a domestic extension as also including any building that is physically separate/detached from the principal building but located within the curtilage thereof. The proposed garden shed, which is detached from the main dwelling but located within its curtilage, would fall within this definition, and therefore is liable for a development contribution. It is also noted that the existing dwelling was previously granted permission under planning reference number D05A/1246 for 83.5 square metres extension. As the exemption is cumulative per the terms of the Scheme, the proposed 35 square metres garden room, taken together with the permitted, and implemented, dwelling extension, is liable to a contribution.

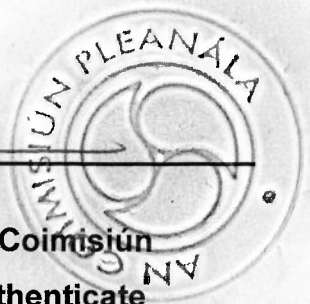


**Paul Caprani**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 12<sup>th</sup> day of November 2025.