



An
Coimisiún
Pleanála

**Commission Order
PL-501079-SD**

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0385

Appeal by Jhonny and Rafael Gomes against the decision made on the 4th day of March, 2026 by South Dublin County Council to refuse permission.

Proposed Development: Retention of timber log cabin in back garden to rear and side of house for use as office, gym, playroom/games room and storage area along with ancillary works, all at 17 Raheens Crescent, Tallaght, Dublin.

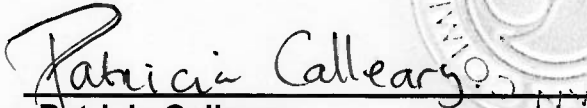
Decision

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

P.C.

Reasons and Considerations

Having regard to the 'RES' zoning objective of the site, which seeks to protect and/or improve residential amenity, Policy H14 and Section 12.6.8 of the South Dublin County Development Plan 2022-2028, and the criteria for detached garden rooms set out at Built Form Principle 6 (BFP6) of the South Dublin County Council House Extension Design Guide (2025), it is considered that the development proposed to be retained includes a toilet/sanitary facility and, by reason of its scale and internal layout, is not configured for use wholly ancillary to the main house, contrary to those criteria. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area. The Commission also determined that the combined scale and use of the development, when taken with the existing rear extension, results in an intensification of the site that would be injurious to the residential amenities of the area, including the use of the cabin structure, given the positioning of windows on the eastern elevation very close to the party boundary and the remaining disjointed fragmented open space to serve the combined development on site.


Patricia Calleary

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 30th day of June 2026.