

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0159W

APPEAL by Imtiaz Khan against the decision made on the 24th day of March, 2026 by South Dublin County Council to refuse permission.

Proposed Development: New water supply and wastewater infrastructure to the existing single storey family entertainment room to rear of back garden granted under planning register reference number SD21B/0528 (condition number 3 refers). Also, front gate design and external render finish of house under planning register reference number SD18A/0101 (condition numbers 2 and 3 refer), all at 41A Dodsborough Cottages, Shackleton Way, Lucan, County Dublin.

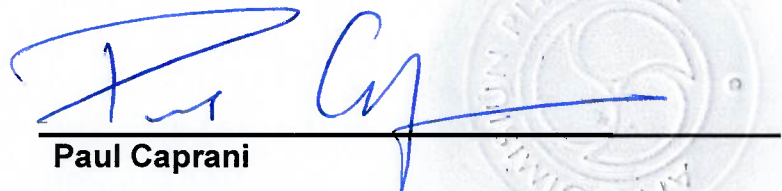
Decision

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

Reasons and Considerations

1. It is considered that the external render finish for which retention of planning permission is sought, constitutes an incongruous external finish which is not in keeping with the character of the area and adversely impacts on the visual amenities of the area and is atypical with the brick finish of residential dwellings in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the height and scale of the existing boundary wall is excessive and detracts from the character and undermines the safety of the residential suburban street. Furthermore, the size and scale of the boundary wall will result in inadequate sightlines for vehicles exiting onto the roadway resulting in a traffic hazard. The entrance to be retained at 5.5 meters in width is contrary to section 12.7.6 of the South Dublin County Council Development Plan 2022-2028 which stipulates that a width of 3.5 meters between gate pillars will not normally be exceeded. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The provision of toilet and sanitary facilities in the entertainment room granted planning permission under SD21B/0528 is contrary to Section 3.6.2 Built Form Principle (BFP) 6 of the South Dublin County Council House Extension Design Guide (February 2025) which states that detached garden rooms should not include toilet and sanitary facilities. The provision of toilet and sanitary facilities in the entertainment room also contravenes Condition number 3 of SD21B/0528 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

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

Dated this 29th day of July 2026