



An
Coimisiún
Pleanála

**Commission Order
PL-501313-SD**

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD26B/0084W

APPEAL by Eamon O'Shea against the decision made on the 23rd day of April, 2026 by South Dublin County Council to refuse permission.

Proposed Development: Retention of the construction of a garden structure circa 26 square metres for home office and gym use at 75 Woodford Road, Dublin.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature of the development proposed to be retained, the design, nature and scale of the development proposed to be retained, and the pattern and character of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not have a significant adverse effect on the residential amenities of the area, would not detract from the visual character of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The gym/office use hereby permitted shall not be used for human habitation, or any other commercial activity or for any purpose than a purpose incidental to the enjoyment of the dwellinghouse.

- (b) The bathroom and kitchen/cooking facilities shall be removed from the structure within three months of the date of this Order. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority.
- (c) The boundary fence dividing the site between the garden structure and the house shall be removed within three months of the date of this Order, and the rear curtilage shall remain unsubdivided.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority.

Reason: To restrict the use of the structure in the interest of residential amenity and in order to comply with the requirements of BPF6 of the South Dublin County Council House Extension Guide in relation to garden structures.



Declan Moore

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 7th day of SEPTEMBER 2026.