

An
Coimisiún
Pleanála

Commission Order
PL-501389-LS-26

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 26/60120

Appeal by Kamil Cierpisz against the decision made on the 28th day of April, 2026 by Laois County Council to grant, subject to conditions, a permission to Paul Moran in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for existing single storey domestic shed as constructed and all associated site works, all at 25 Hawthorn Way, Esker Hills, Portlaoise, County Laois.

Decision

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

Reasons and Considerations

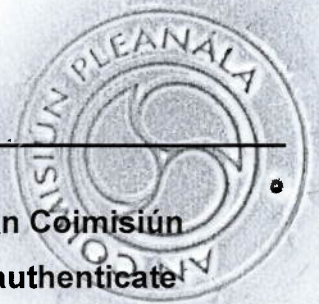
The Commission is not satisfied that the retained structure would function solely as ancillary accommodation to serve the main dwelling, particularly having regard to the form, layout, and facilities provided, including a shower room and fully fitted kitchen, such that the development would be capable of functioning as a separate, self-contained residential unit, and that this would provide an inadequate and substandard level of residential accommodation. The associated subdivision of the rear garden and the retention of the structure would significantly reduce the quantum and quality of private open space serving the host dwelling and would result in amenity space that would be inadequate to serve the reasonable amenity needs of the occupants of the main dwelling. Furthermore, the development, by reason of its scale, massing, and location on the common boundary, would have an overbearing and visually intrusive impact on the neighboring rear garden such that it would seriously injure the residential amenity of this property. The retention of the development would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Planning Commissioner of An Coimisiún

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



Dated this 09th day of September 2026.