

**An
Bord
Pleanála**

**Board Direction
BD-009872-22
ABP-309892-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/01/2022.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

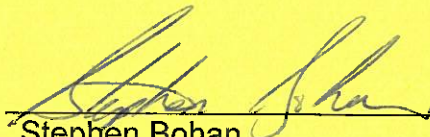
It is considered that, given the physical elements of the proposed development as set out in the submitted plans and particulars, including the increased car parking along the frontage, the applicant has not demonstrated that the proposed development would not have a negative impact on traffic safety and pedestrian convenience and would not lead to serious injury to the residential amenity of the area. Therefore, the proposed development is not in accordance with proper planning and sustainable development.

Furthermore, it is considered that the applicant has explicitly applied for planning permission to refurbish and extend a 'dwelling house', as indicated in the public notice, providing for a residential use. However, the intended use of the proposed development is to provide student accommodation, which is a commercial form of residential accommodation, subject to differing material planning considerations, which has not been referred to in the public notice, as such, the intended use of the proposed development is not consistent with the public notice.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the applicant has not demonstrated that the proposed development would not have a negative effect on traffic safety and pedestrian

convenience and would not lead to serious injury to the residential amenity of the area. Furthermore, the Board considered that the applicant has explicitly applied for planning permission to refurbish and extend a 'dwelling house', providing for a residential use, and not the provision of student accommodation, which is a commercial form of residential accommodation and subject to differing material planning considerations, and as such, there is an inconsistency between the intended use and the use indicated in the public notice.

Board Member



Stephen Bohan

Date: 26/01/2022