



An  
Bord  
Pleanála

**Board Direction**  
**BD-016434-24**  
**ABP-317948-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2024.

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

### **Reasons and Considerations**

Having regard to the policies and objectives of the Dublin City Development Plan 2022-2028, the Board considered that the proposed development would be contrary to Development Plan standards as set out in Section 15.14.6 of the Development Plan, which sets out that in assessing proposals for conversions in residential areas, the planning authority will normally permit conversion of part of a dwelling to a medical or related consultancy, and that adequate off-street parking facilities are provided. Therefore, the proposed development would seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the assessment of the planning authority and considered the proposed development would not accord with Section 15.14.6 because it does not provide for any off-street car parking and relies on on-street parking in the

surrounding roads, provides only one cycle space in a restricted rear yard, and involves the change of use of the entire residential house to a medical practice.

**Board Member**

*Eamonn James Kelly*  
Eamonn James Kelly

**Date:** 28/05/2024