

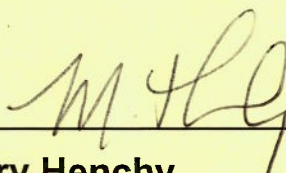
An
Coimisiún
Pleanála

Commission Direction
CD-001210
PL-501436-DL-26

The submissions on this file and the Inspector's report were considered at a meeting held on 03 September 2026.

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

Planning Commissioner:



Mary Henchy

Date:

3rd day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed retention as described in the application is for, continued use of an existing guesthouse for emergency residential accommodation for homeless people who are in need of shelter and support. The drawings submitted with the appeal show two bedrooms in the attic space, this differs to the permitted development, planning reference 23/50951, for a self-contained apartment

ancillary to a guest house and permission for change of use from a domestic house to a guest house (drawings show a single storey house). This additional floor space is not referenced in either the application form or the site notice which, refers solely to the use of the existing guesthouse. As there is no evidence of this additional floor area being authorised, to permit the continued use, would give rise to the consolidation of an unauthorised development this would not accord with the proper planning and development of the area.

Note

Notwithstanding that this application is for continued use of an existing guesthouse for emergency residential accommodation for homeless people who are in need of shelter and support. The Commission considered the application would have benefitted from clarity being provided on the following matters.

The applicant has not demonstrated how the guest house will operate, from a review of the site history it appears that the garage was converted to be ancillary accommodation associated with the guest house but not part of the guest house. It is not evident from the information received if it is proposed that this ancillary accommodation is to be used as part of the guest house and therefore be used for emergency accommodation or, if it is to house the operator/manager of the guest house. Neither has the applicant provided any detail on; the nature of the emergency accommodation to be provided and the supports if any. Neither is there any detail regarding the open space provision or, the boundary treatment which appear to differ from the parent permission. If it was not for the substantive reason for refusal the Commission may have requested clarity with regard to these matters.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the submission from the applicant, the appellants and the planning authority to the appeal and noting that the attic conversion and use of this space as a guest house was not authorised by the 2023 permission and that retention of the works converting the attic space were not referenced in the application, the Commission concluded the retention of the attic space were not part of the appeal before the Commission (notwithstanding the submission from the First Party), therefore to permit retention and continuation of the use would not be appropriate as it would consolidate the use of an unauthorised structure.