

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2383/16

An Bord Pleanála Reference Number: PL 29N.246780

APPEAL by Global Student Accommodation UK Limited care of Declan Brassil and Company Limited, Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 30th day of May, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Development comprising of the following internal and external alterations to the existing building (a) Conversion of existing caretaker's/manager's flat at first floor level and infilling of void (22 square metres) to provide a new four-bedroom house type student accommodation unit (82 square metres). Associated external alterations to the building to involve the removal of a door to the northern flank elevation of the building and the subdivision of an existing balcony to the eastern elevation of the building and the provision of a door leading onto the subdivided balcony plus two new bedroom windows; (b) Conversion of existing communal seminar room and kitchen/living area to convert an existing four-bedroom house type student accommodation unit into a seven-bedroom house type student accommodation unit (90 square metres). Associated external alteration comprises the provision of one additional bedroom window to the north-western elevation of the existing building at first floor level; (c) Conversion of an existing oversized bedroom at second floor level into two separate single bedrooms whereby an existing five-bedroom house type student accommodation unit is converted into a six-bedroom house type student accommodation unit. Associated external alteration comprises the provision of one additional bedroom window to the northern elevation of the existing building at first floor level;

(d) Conversion of an existing oversized bedroom at third floor level into two separate single bedrooms whereby an existing five-bedroom house type student accommodation unit is converted into a six-bedroom house type student accommodation unit. Associated external alteration comprises the provision of one additional bedroom window to the northern elevation of the existing building at first floor level; (e) Conversion of existing reading room at fourth floor level into two bedrooms to convert an existing four-bedroom house type student accommodation unit into a six-bedroom house type student accommodation unit. Associated external alterations to the building involve the widening of an existing window to the western elevation and the removal of an existing window to the southern elevation together with the provision of a new door to the western elevation of the building, off the existing kitchen/dining area of the house unit leading onto the existing roof terrace at fourth floor level.

The proposed internal conversion and refurbishment works will result in the delivery of an additional 11 bedrooms of student accommodation. Other works include the provision of three number ancillary bicycle parking spaces at ground floor level and the provision of five number wall mounted, internally illuminated circular signs not exceeding 1800 millimetres diameter at Broadstone Hall, 244 Phibsborough Road, Constitution Hill, Dublin in accordance with plans and particulars lodged with the said Council.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

It is considered that the conversion of communal and recreational facilities provided for the amenity of the students as part of a designed, purpose built student residential development, to individual student apartments, would seriously detract from the amenity of residents and from the building design and would accordingly be contrary to the proper planning and sustainable development of the area.

The Board further considered that the proposed signage would detract from the visual amenity of the building and was not necessary to its function.

The Board also considered the conversion of the caretaker's flat involving filling in a void to the students' lounge would detract from the amenity of the building and that it was appropriate to have a variety of room sizes available.

The proposed development would, therefore, seriously injure the visual amenities of the area and of property in the vicinity, and would seriously injure the residential amenities of future residents.

In deciding not to accept the Inspector's recommendation to grant permission for the conversion of the caretaker's flat and the conversion of certain larger rooms to smaller rooms, the Board considered that the infilling of the void to the students' lounge would be injurious to amenity and that it was appropriate to have a variety of room sizes in the interests of amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.