



An
Bord
Pleanála

Board Order

PL 06D.247881

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D16A/0766

Appeal by Aiden Durkan care of McGill Planning of First Floor, 7 Fitzwilliam Street Upper, Dublin against the decision made on the 12th day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Change of use of existing two-storey Bed and Breakfast to offices with associated minor demolition and additional floor area to provide a total circa 325 square metres, associated internal and external alterations including new front elevation, first floor west-facing balconies, removal of chimneys and additional windows to side (south) elevation, conversion of the existing garden store (circa 20.5 square metres) to bicycle store, relocation of front entrance and revision to car parking to provide six number spaces, all associated site development works, services provision, access, open space, boundary treatment and landscaping works on site of circa 0.06 hectare (formerly known as The Priory Townhouse Bed and Breakfast) located at number 409 Stillorgan Road, Stillorgan, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. Having regard to the proposed change of use of the existing Bed and Breakfast to office use within a site with the zoning objective 'A' – "To protect and/or improve residential amenity", it is considered that the proposed development would materially contravene the policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, in particular, zoning objective 'A' which only allows for offices less than 200 square metres being 'Open for Consideration'. The proposed development would not be compatible with the overall policies and objectives for the site, would materially contravene the zoning objectives of the County Development Plan for residentially zoned land, would set an undesirable planning precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.

