



An
Bord
Pleanála

Board Order

PL 06S.249012

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0155

Appeal by Subiaco VC care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 13th day of July, 2017 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Reconfiguration of the floor space within the premises as follows: the change of use of circa 70.8 square metres gross floor area (gfa) of residential floor space at ground floor level to Veterinary Surgery use, to provide an amalgamated and reconfigured Veterinary Surgery of circa 174.8 square metres gross floor area at ground floor level; reconfiguration of existing residential floor space at first floor level and the conversion of attic to residential use to provide one number three bedroom residential unit of circa 111.6 square metres gross floor area; installation of two number (additional) roof windows to the rear of the building and all associated internal and external alterations. External works proposed include the reconfiguration of existing front car parking area to include the delineation of four number car parking spaces; the provision of bicycle parking stands; the removal of a section of the existing boundary wall to Whitehall Road (circa 1.91 metres), widening the vehicular access to a width of circa five metres; provision of car parking signage, waste storage facilities and all associated landscaping and site development works all at Terenure Veterinary Hospital, number 30 Whitehall Road, Terenure, 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. It is considered that the proposed development would result in the significant intensification of the existing veterinary practice on the site, which was limited in extent under previous planning permissions to be subsidiary to the residential component on the site. Having regard to the RES zoning of the site, the objective of which is to “*Protect and Improve Residential Amenity*”, it is considered that the proposed development, by reason of its substantial scale, would no longer be subordinate to the main residential use of the dwelling and would represent a primarily commercial use of the site. Having regard to the proposed extent of the development, and notwithstanding the documentation submitted with the application and appeal, it is considered that the proposed development would result in adverse impacts to the residential amenities of the area in terms of noise nuisance, overspill parking and visual impact. The proposed development would materially contravene the zoning objective of the area, as set out in the South Dublin County Development Plan 2016 - 2022, and would conflict with Section 11.3.13 and 11.3.10 of this Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed apartment unit at first and attic floor level would have inadequate access to private open space and would have a substandard level of residential amenity. The proposed development would, therefore, seriously injure the residential amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018