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**Planning and Development Acts 2000 to 2018**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD18A/0058**

**APPEAL** by Luke Keeler care of Anthony Keeler of 1A Cleggan Avenue, Ballyfermot, Dublin against the decision made on the 16<sup>th</sup> day of April, 2018 by South Dublin County Council to refuse permission.

**Proposed Development:** Change of use of existing bungalow from commercial/office use to live/work unit. The existing attic and storage space will be converted with new skylights for two number bedrooms proposed at first floor. The existing detached storage shed to rear garden will also receive a sky light and attic space will remain in use for storage purposes ancillary to the workshop and studio use proposed below. A separate office space will be retained in rear of the existing bungalow for business purposes with direct access to rear garden and work shop proposed. The front boundary wall of the property will be stepped back to create a footpath externally and include a new vehicular entrance and boundary wall treatment to front and side garden. All associated site works and landscaping included at 22 Robinhood Road, Drimnagh, 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**

It is considered that the change of use of an existing bungalow from commercial/office use to live/work unit in an area zoned 'EE' in the South Dublin County Council Development Plan 2016-2022, would be contrary to the stated objective of the Development Plan which is 'to provide for enterprise and employment related uses'. Live-work units or residential uses are explicitly noted as 'not permitted uses' within the 'EE' zoning. The proposed development would, therefore, materially contravene this zoning objective and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2018.**