



An
Bord
Pleanála

Board Order
ABP-308684-20

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1588/20

APPEAL by Joseph Hughes and Joseph Hughes care of HRA Planning of 3 Hartstonge Street, Limerick against the decision made on the 21st day of October, 2020 by Dublin City Council to refuse permission.

Proposed Development: (i) Change of use from office use to one number townhouse with a balcony for use as short term letting, (ii) minor elevational treatment including replacement of existing large window on the front elevation to a sash window, and (iii) all associated site works, at 9 Lennox Place/16 Portobello Harbour, 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

Having regard to the Dublin City Development Plan, 2016-2022, according to which the site location is within an area subject to the zoning objective, Z1: "(Sustainable Residential Neighbourhoods): to protect, provide for and/or improve residential amenities" and, to the designation of the administrative area of Dublin City Council as a "Rent Pressure Zone" the Board considered that the proposed use of the building on the site for short term letting would adversely affect the availability of long term residential accommodation within the residential neighbourhood at Portobello in the city. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Hyde

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

Dated this 28th day of April 2021.