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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 21/682**

**APPEAL** by Bernard and Jacqueline Carey Flynn care of Andrew Hersey Planning of 3 Atlantic View, West End, Kilkee, County Clare against the decision made on the 13th day of June, 2022 by Westmeath County Council to refuse permission.

**Proposed Development:** Change of use from a hair salon premises into a private two bedroom dwellinghouse, including internal revisions as shown with all associated services and site works at Sidebrook, Rochfortbridge, County Westmeath.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the location of the proposed development within the town of Rochfortbridge where, in this mixed use area, the objective is to sustain and enhance the vitality and viability of the town centre, with commercial/retail/service development as the primary uses, it is considered that the proposed change of use from hair salon to dwelling would be contrary to Objective CPO 8.209 to sustain, enhance and consolidate the retail and services offer of the town. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would provide a substandard level of residential amenity for future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Joe Boland**

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

Dated this 26<sup>TH</sup> day of September 2023.