

An
Bord
Pleanála

Board Order
ABP-317948-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3973/23

APPEAL by Diarmaid Scully care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 10th day of August, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Demolition of an existing ground floor lean-to to the rear of the house; the change of use of the existing two bedroom two-storey dwelling to a medical practice and the extension of that medical practice with a two-storey extension to the rear providing five consulting rooms; a new side gate onto Lennox Place in to the rear yard together with all associated site works at 35 Lennox Street, Dublin.


Decision

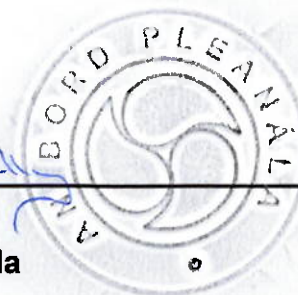
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the policies and objectives of the Dublin City Development Plan 2022-2028, the Board considered that the proposed development would be contrary to development plan standards as set out in Section 15.14.6 of the development plan, which sets out that in assessing proposals for conversions in residential areas, the planning authority will normally permit conversion of part of a dwelling to a medical or related consultancy, and that adequate off-street parking facilities are provided. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the assessment of the planning authority and considered the proposed development would not accord with Section 15.14.6 because it does not provide for any off-street car parking and relies on on-street parking in the surrounding roads, provides only one cycle space in a restricted rear yard, and involves the change of use of the entire residential house to a medical practice.


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



Dated this 29th day of May, 2024.