



Board Direction

Ref: PL25A.245346

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 25th, 2015.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Athlone Town Development Plan 2014-2020, to the planning history of the site, to the design, location and the nature and extent of the proposed developments to be retained, it is considered that the proposed retention of the extensions, notwithstanding the modifications proposed, would be visually obtrusive, would be excessively dominant on the streetscape, would be out of character with the existing pattern of development in the vicinity and would seriously injure the residential amenities of occupants of the dwelling and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision and to grant permission for the rear extension, the Board had regard to the images of the original dwelling on site compared to the lack of quality landscaped private open space now serving the dwelling, to the large number of cars parked within the site with an open frontage to the street, and considered that to permit the proposed extensions would seriously injure the residential amenities of occupants of the dwelling and properties in the vicinity by reason of the overall nature and extent of the substandard accommodation provided on site. The Board considered that the proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member: _____
Nicholas Mulcahy

Date: December 1st, 2015