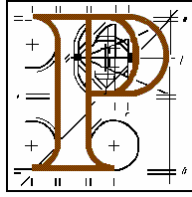


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

**Limerick City**

**Planning Register Reference Number: P.11/210**

An Bord Pleanála Reference Number: PL 30.240199

**APPEAL** by Mary Quinn of 16 Clarke Avenue, Janesboro, Limerick against the decision made on the 25<sup>th</sup> day of January, 2012 by Limerick City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of works carried out and completion of development as a front porch and canopy at 16 Clarke Avenue, Janesboro, Limerick.

## DECISION

**REFUSE permission for the above proposed development based on 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 pattern of development in the area, the zoning objective for the site as set out in the Limerick City Development Plan 2010 – 2016 and the planning history associated with the general area, it is considered that the retention of the porch and canopy would contravene the requirements of the development plan as it relates to dwelling extensions on the grounds of scale, bulk and associated visual impact. It is considered, therefore, that the retention and completion of this development, if permitted, would seriously injure the visual amenities of the area, would set an undesirable precedent for similar developments in the area and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2012.**