



An
Bord
Pleanála

Board Direction

PL29N.247161

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 29th 2016.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the proposed extension, by reason of its extent, height and location, would seriously injure the residential amenities of adjoining property, and particularly those of no. 36 Rosemount Avenue, by reason of overshadowing and overbearing impact. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. When taken in conjunction with existing development on the subject site, including the additional dwelling constructed to the side of the original dwelling (that is, house no. 40A), and having regard to the limited rear garden space available for both dwellings, and the configuration of these rear gardens, it is considered that the proposed development would represent significant over-development of the overall site, which would result in inadequate rear garden areas and a poor level of outlook and amenity, which would seriously injure the residential amenities of the occupiers of these dwellings. 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 grant permission subject to a condition omitting a section of the proposed extension on the ground floor, the Board considered that this modification was not sufficient to obviate the deleterious impacts of the overall proposed extension on the residential amenities of adjoining property, and also was of the view that, when taken in conjunction with the additional dwelling already constructed on this original house site (that is, house no. 40A), the proposed development would represent significant over-development of a modest residential property, particularly in view of the very limited rear garden space available and the configuration of the rear gardens.

Board Member: _____ Date: 29th November 2016
Philip Jones