



An
Bord
Pleanála

Board Direction
PL 27.248063

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th May 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed three-storey extension by reason of its height, design, bulk and scale, notwithstanding the revised proposals submitted to the Board on appeal, would appear visually obtrusive and incongruous within the existing streetscape and would be out of keeping with the character of the Grosvenor House a semi-detached two-storey Victorian dwelling which is listed in the National Inventory of Architectural Heritage. The proposed development would, therefore, seriously injure the visual amenities of the area, would not be in accordance with the current development plan for the area and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to height, design and proximity to boundaries, it is considered that the proposed extension would cause overlooking and have an overbearing impact upon neighbouring properties to the east and would therefore seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17th May 2017

Conall Boland