



An
Bord
Pleanála

Board Direction
PL29S.248268

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd August 2017.

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

Reasons and Considerations

Having regard to the planning history relating to the site and the substantial area of private amenity space associated with the existing dwelling, it is considered that the balcony as proposed, associated with the living areas of the house, would seriously injure the residential amenities of adjoining properties by reason of increased noise and general disturbance, which would be contrary to the zoning objective for the area 'to protect and/or improve the amenity of residential conservation areas'. Furthermore, the proposed development would contravene materially a condition attached to a previous permission (register reference number 3759/16) which required that the subject balcony was to be omitted from the permitted development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 2nd August 2017

Eugene Nixon