



An
Bord
Pleanála

Board Direction
PL 16.248825

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th October 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. Having regard to the pattern of development in the area and the scale and character of the development for which retention is sought, it is considered that the balcony by reason of its scale, bulk and materials used would depreciate the value of adjoining properties by reason of the adverse impact on the visual amenities of the area. Furthermore, it is considered that the retention of the balcony in question would set an undesirable precedent for similar developments that would cumulatively detract from the orderly and attractive appearance of this holiday complex. The development proposed for retention would therefore be contrary to the proper planning and sustainable development of the area.

2. On the basis of the submission made in connection with the planning application and appeal, the Board is not satisfied that the application has been made by a person who has sufficient legal estate or interest in the land the subject of the application for retention or the approval of the person who may have such a

sufficient legal estate or interest. The development proposed for retention would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20th October 2017

Conall Boland