



An
Bord
Pleanála

Board Direction
PL92.248951

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th 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

Having regard to the planning history of the site, the established pattern of development in the vicinity of the appeal site, where the site forms part of a row of four semi-detached single storied dwellings; the provisions as stated in section 9.13 of the Clonmel and Environs Development Plan, 2013 in relation to guidance for the construction of domestic extensions; it is considered that proposed extension is not subordinate to the main building on the site; the proposed form and design would not integrate with the main building and adjoining building in relation to proportions, detailing and finishes and the proposed development by reason of its scale and overall design would be overbearing on the adjoining property and would 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: 19th October 2017

Maria FitzGerald