



An  
Bord  
Pleanála

**Board Direction**  
**BD-000625-18**  
**ABP-300634-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the presence of an existing dwelling on the proposed development site with an existing vehicular access onto the N85 national road and the single storey nature of the proposed extension to the rear of the dwelling, and having regard to Section 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) which provides that the policy of the planning authority will be to avoid the generation of increased traffic from existing accesses, and having regard to the location of the proposed development within the Western Corridor Working Landscape in the Clare County Development Plan 2017-2023, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not result in a significant intensification of the use of the existing vehicular access and would not have a significant visual impact on the Western Corridor Working Landscape. The Board considered that the proposed development would therefore be acceptable in terms of traffic safety and convenience and would not seriously injure the visual amenities of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission on traffic grounds, the Board noted the Inspector's concerns about restricted sightlines at the existing entrance but were cognisant that the entrance was an existing entrance serving the dwelling and did not consider that the extension would result in a significant intensification of use.

The Board also noted the Inspector's concerns that the proposed development by reason of the elevated site and the scale of the extension to the rear would have a negative impact on the landscape character but, the Board did not consider that the landscape in this area was particularly sensitive and noted that the extension was single storey and to the rear of the dwelling and considered therefore that the proposed development would not seriously injure the visual amenities of the area.

### **Conditions**

1. PlansPartic
2. Services (general) RuralUnderground
3. Services (surface water) RuralDrainage2 (a)
4. Proprietary Treatment System PropTS4
5. Landscaping as per PA condition 6
6. S.48 Unspecified

**Note:** Sc.34(13) applies.

**Board Member**

**Date:** 05/07/2018

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Stephen Bohan