

An
Bord
Pleanála

Board Direction
BD-008939-21
ABP-310282-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/2021.

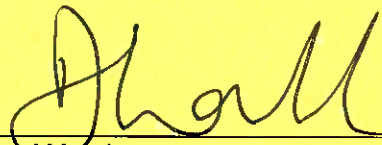
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the scale, design and prominence beyond the established building line, and to the general character of the area, it is considered that the proposed development would seriously injure the amenity of property in the vicinity, would be out of character with the area and have an overbearing impact on adjoining houses. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the examples of garage/front extensions in the wider area, the scale and design of the proposed development was excessive relative to other examples, did not fit in with the general residential design and finishes, and would also alter the general pattern of development, including in respect of moving the main dwelling entry from the front of the house to the side of the proposed garage. The Board also noted the lack of clarity regarding surface water disposal arrangements and future servicing access to the sewer which would be under the proposed garage. In these circumstances, the Board considered the proposal to not accord with proper planning principles.

Board Member



Date: 20/08/2021

Dave Walsh