

An
Bord
Pleanála

Board Direction
BD-011038-22
ABP-312944-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2022.

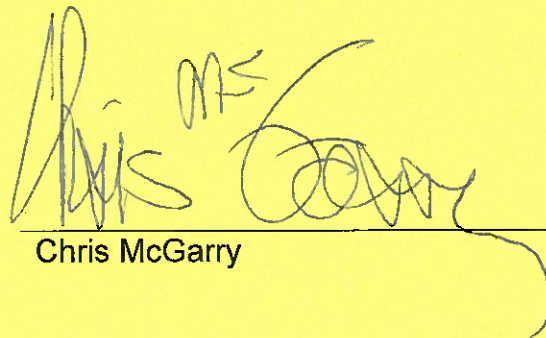
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the nature and extent of the development for which retention permission is sought, specifically in relation to the increase in ground level and the associated retaining boundary wall along the southeast boundary of the site, the Board is not satisfied on the basis of the information submitted with the application and appeal, that the wall is structurally sound and would not pose a health and safety risk to persons within the subject property and/or in adjoining property, by reason of the potential for the structure to collapse. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the revised number of windows for which permission was sought as set out in the Further Information submitted to the planning authority on the 21st September 2021 and considered that, ordinarily, these proposed changes to the house might warrant a grant of permission. However, having regard to the substantive reason above which relates to refusal of permission for the retention of permission for changes at the dwelling, it was considered that a grant of permission for windows would not be appropriate in the context of the current appeal.

Board Member



Chris McGarry

Date: 29/07/2022