

An
Bord
Pleanála

Board Direction
BD-014454-23
ABP-314718-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/10/2023.

The Board decided to refuse permission, generally in accordance with the Local Authorities assessment and that of the inspector. The Board considered that the proposed extension is contrary to policy DMS55 of the Offaly County Development Plan 2021-2027, due to the scale and design of the extension proposed. The Board decided to refuse permission for for the following reasons and considerations.

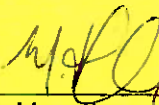
In deciding not to include vehicular access as a reason for refusal, the Bord considered that this matter may be more appropriately dealt with by enforcement.

Reasons and Considerations

The proposed redevelopment of an existing house to create a three-storey dwelling of nearly nine metres in height would be contrary to Standard DMS-55 (Extensions) of the Offaly County Development Plan 2021-2027 which states that proposed extensions shall 'In general be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger extension compliments the existing dwelling in its design and massing' and 'not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact'. The proposed extensions would not be subordinate to the existing dwelling in their size, would not complement the existing dwelling in terms of design and massing, would have an overly dominant visual impact and would materially contravene the Offaly County

Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 06/11/2023