



An
Bord
Pleanála

Board Direction
BD-012580-23
ABP-315111-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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

Reasons and Considerations

1. It is considered that the proposed development by reason of its size and scale relative to the existing house would result in overdevelopment of the site and provide inadequate open space and car parking facilities for residents of the development. The proposed development providing for an extension to a dwelling house, by the precedent it would create for similar type development, would seriously injure the residential amenities of the area when assessed against Section 11.4.4.1.2 (Rear/Side Extensions) and Section 11.4.4.1.3 (Alterations to Roof Attic Level). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of existing development in the vicinity of the site, it is considered that the proposed development due to its size, scale and design characteristics would seriously impact on the visual amenities of the area and would, therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the appellants reference in the submitted appeal to student accommodation and should the development be proposed for these purposes, ordinarily it would require further assessment against Objective HO 08 (Student Accommodation) and Section 11.4.4.7 (Student Accommodation) of the Limerick Development Plan 2022-2028. However, having regard to the description of the development set out in the statutory notice that refers to the construction of a house extension without reference to student accommodation uses and to the substantive reason for refusal of the development as described, the Board limited their assessment of the appeal to that of an extension to a dwellinghouse only.

Board Member



Patricia Calleary

Date: 26/06/2023