

An
Bord
Pleanála

Board Direction
BD-016770-24
ABP-318210-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2024.

The Board decided to refuse permission, on a split vote 2:1, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

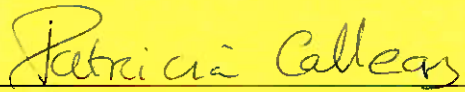
1. Having regard to the limited width and size of the site, to the proximity to the site boundaries of windows in both the existing western elevation of the adjoining house and the eastern elevation of the structure to be retained, and to the design, siting, layout, height and scale of the proposed porch, it is considered that the proposed development, taken in conjunction with the lean-to extension by reason of the fenestration pattern and use of roofing materials, would be visually obtrusive when viewed from the adjoining dwelling and would result in a loss of privacy, outlook and daylight which would seriously injure the residential amenities of the adjoining property to the east. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board did not agree with or attach the inspector's recommended reason number one as by reference to the public notice, the Board was satisfied that the development description included the retention of the (entire) dwelling as

constructed. In this regard, the Board was satisfied that the current proposal for an extension (the proposed addition of the porch) to the dwelling, that also formed part of the development description, would not consolidate or intensify the unauthorised nature of the structure in the context of the nature of the application seeking retention permission for the dwelling.

Board Member


Patricia Callear

Date: 20/06/2024