



An  
Bord  
Pleanála

**Board Direction**  
**BD-017262-24**  
**ABP-319235-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2024.

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

### **Reasons and Considerations**

1. The materials and finishes used on the extension are out of keeping with the existing dwelling, are substandard and are not reflective of a domestic use and the extension represents an incongruous feature to the rear of the dwelling, is overbearing on the private space of the adjacent dwelling, and seriously injures the amenity of properties in the vicinity, and would set an undesirable precedent for other similar developments. The development is therefore considered not to be in keeping with Section 4.10 of Volume 3 Appendix 6 of the Tipperary County Development Plan 2022-2028 and is, therefore, not in accordance with the proper planning and development of the area.

2. The existing rainwater goods and sewer connections serving the extension to be retained overhang the adjoining property at No. 40 Upper Gladstone Street and discharge into service connections on this property. As a result, the development is considered to seriously injure the amenity of adjoining property. The Board is not satisfied that the proposals submitted to the planning authority with respect to rainwater goods under further information, are implementable within the application site boundary. Having regard to the above considerations, the development to be

retained is, therefore, contrary to the proper planning and sustainable development of the area.

**Board Member**



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Liam Bergin

**Date:** 19/08/2024