



An  
Bord  
Pleanála

**Board Direction**  
**BD-017968-24**  
**ABP-319732-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2024.

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

### **Reasons and Considerations**

1. Having regard to the scale, mass and height of the proposed house on a narrow, restricted site with minimal separation distances to side boundaries, it is considered that the proposed development would be overbearing and unduly dominant in proximity to the existing house and out of conformity with the scale and character of the surrounding development. It is considered that the proposed development due to its size, design and relationship with the existing house and adjoining properties does not satisfy the development plan requirements for a house in the side garden of the existing house as set out in Section 11.4.4.3 of the Limerick Development Plan 2022-2028 and would seriously impact on the visual amenities of the area and set an undesirable precedent for similar development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, mass and height of the proposed development on a narrow restricted site, the proximity to the existing house and the height of existing boundary walls and vegetation to the rear and side of the site, it is considered that the proposed area of private open space to the rear of the

house would be significantly overshadowed which would impact on the quality and usability of the open space and would seriously impact on the amenity of the proposed house. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Mary Gurrie  
Mary Gurrie

**Date:** 24/10/2024