



An
Bord
Pleanála

Board Direction
BD-019108-25
ABP-320163-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2025.

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

Reasons and Considerations

Having regard to the existing relationship between the subject property and numbers 9 and 10 Winton Road, which are also protected structures, it is considered that the proposed extension directly abutting the party boundary would unduly interfere with access to light to windows and access for maintenance and servicing purposes to windows and to the various service installations in the rear wall of those houses. The proposed development would be contrary to development plan Policy BHA2(c) which seeks to protect protected structures from any works that would negatively impact their special character and appearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the revised proposals submitted with the appeal, however, these were not sufficiently developed by means of a complete set of drawings that would allow the Board assess the revised proposals and accordingly the Board arrived at its decision based on the drawings and documents as initially submitted to the Planning Authority.

Board Member

Patricia Calleary
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Date: 05/03/2025