

An
Bord
Pleanála

Board Direction
BD-018222-24
ABP-320188-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Board concurred with the Inspector, regarding the proposed dormer extension.

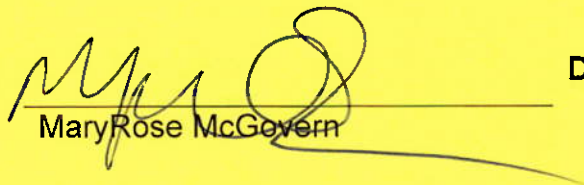
The Board, having considered the details of the file, did not accept the Inspector's recommendation to grant permission for the two-storey extension to the rear and side.

The Board disagreed with the opinion of the Inspector that the proposed low level, lean-to pitched roof of the proposed two storey extension, would harmonise with the flat roof design to the front of existing dwelling. The Board was also of the opinion that the proposed offset of the two-storey extension from the southeastern boundary with no.2 Dunloe Park, by 0.25m, would not be adequate to provide a meaningful space for maintenance purposes.

Whilst accepting the capacity for a rear extension to the existing dwelling, the Board was of the opinion that the development as proposed, due to its height, extent and proximity to the boundary, resulted in overbearance.

The Board concluded that notwithstanding the angled arrangement of the dwellings at Dunloe Park, which present as a crescent shape, the scale and mass of the proposed development would be dominant and overbearing, and it would be contrary to proper planning and sustainable development.

Board Member


Mary Rose McGovern

Date: 15/11/2024