



An
Bord
Pleanála

Board Direction
BD-018754-25
ABP-321583-25

The submissions on this file were considered at a Board meeting held on 28/01/2025.

The Board decided to refuse leave to appeal based on the reasons and considerations set out below.

Reasons and Considerations

It is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of Condition 3(b) imposed by the planning authority to which the grant is subject.

In reaching its decision the Board had regard to the conditions attached to the grant of planning permission by the planning authority and the documentation submitted by the applicant seeking leave to appeal. The Board noted that the requirement imposed by Condition 3(b), which would reduce the number of proposed bedrooms from eight to six, would not require any works or changes external to the existing building and would result in a reduction in the number of habitable rooms. The Board considered therefore that the changes to the internal layout of the dwelling as a result of the granting of permission with Condition 3(b) attached would not be materially different from the application and, having regard to the expressed concerns of the applicant for leave, would not materially affect the applicant's enjoyment of the property or reduce the value of the property.

Board Member:

Mary Gurnie
Mary Gurnie

Date: 28/01/2025