

An
Bord
Pleanála

Board Direction
BD-019810-25
ABP-321793-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2025.

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

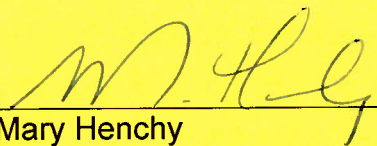
Reasons and Considerations

1. Having regard to the overall scale, mass, detailed design and footprint of the proposed extension relative to the existing house, it is considered the proposed development fails to integrate with the character and form of the existing structure and would constitute a discordant form of development. Accordingly, it is considered that to permit the proposed development would by itself and by the disorderly precedent it would set, be seriously injurious to the visual amenity of the adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale and massing of the development proposed, and in such close proximity to the properties located immediately southwest and northeast of the development, it is considered that the development would have an unacceptably detrimental impact on the residential amenity of third parties by virtue of the over dominance of the proposed extensions. Accordingly, it is considered that to permit the development proposed would

result in a disorderly form of development, seriously injure the residential amenities of the adjacent properties and the visual amenities of this designated 'Area of Especially High Scenic Amenity' and would, therefore, contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of notwithstanding the proposed use of the existing Wastewater Treatment System (WWTS) that serves Harbour Heights. The development proposed to be retained would, therefore, be prejudicial to public health.

Board Member



Mary Henchy

Date: 29/05/2025