



An
Coimisiún
Pleanála

Commission Direction
CD-000474
PL-500472-KY-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27 April 2026.

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

Planning Commissioner:

MaryRose McGovern

Date:

27th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the scale of proposed development and the arrangement of the proposal, relative to the subject property's neighbouring properties, it is considered that the proposed two-storey extension 1755mm in front of 2 no. first-floor windows of the adjoining habitable structure to the north-east would, by reason of its location,

scale, bulk and proximity, be overbearing and would have unacceptable impacts on the residential amenities of the adjoining property to the north-east, by reason of visual obtrusion and access to daylight and sunlight. It is further considered that the proposed two storey extension, by reason of its height, proximity and location forward of the building line of the bungalow to the south-east, would seriously injure the residential amenities of the bungalow to the south-east of the subject property, by reason of overbearing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.