

The submissions on this file and the Inspector's report were considered at a meeting held on 19 June 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

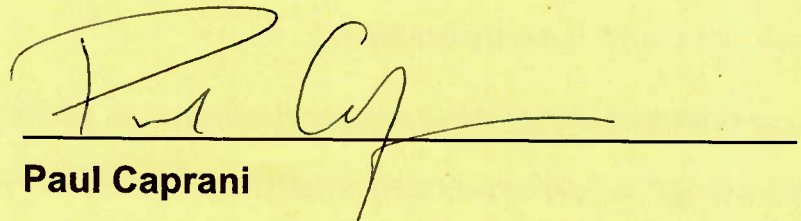
Reasons and Considerations

It is considered that the proposed extension by reason of its overall mass, scale and design would adversely impact on the visual amenities and the prevailing architectural character of the area and would set an undesirable precedent for future development along Redesdale Road. The Commission also considered that the overall mass and scale of the proposed extension along the southern boundary of the site would have an overbearing impact and would therefore seriously injure the amenities of the adjoining property at number 30 Redesdale Road. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to grant planning permission, the Commission noted that the inspector, in attaching condition no.2 which sought to omit the substantial portion of the development. The Commission agreed with the inspector that the size and scale of the extension on the southern side of the dwelling would have an overbearing impact on adjoining residential amenity. However the Commission also considered that the

extension on the southern side of the dwelling represented such a substantial part of the proposal including the proposed expansion of living accommodation, that it was inappropriate to (a) omit this element by way of condition and (b) the grant permission for the proposal that contained a residual element that was subsidiary and constituted the more minor element of the proposed development. Furthermore the considered that it would be more appropriate that any revised proposal to extend the dwelling should be assessed in its totality, particularly in terms of urban design and visual amenity.

Planning Commissioner:



Paul Caprani

Date:

19th day of June 2026