

The submissions on this file were considered at a meeting held on 20 May 2026.

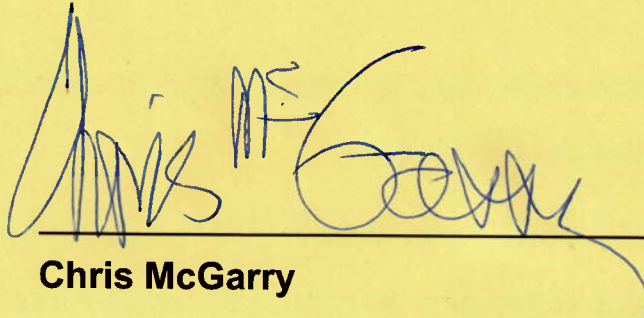
The Commission decided to refuse leave to appeal based on the reasons and considerations set out below.-

- (i) while it has 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 number 3, imposed by the planning authority to which the grant is subject,
- (ii) it has not been shown that the imposition of this condition will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

Specifically, the imposition by the planning authority of condition no.3 to the decision to grant permission, will have the effect of mitigating any original potential effect of the permitted development on the applicant's enjoyment of their property, as it reduces the depth of the first floor extension at the permitted development to 3.5 metres (compared to the original proposed depth of approx. 4.48 metres and the proposed depth at Further Information stage of approx. 3.98 metres). The

imposition of condition no. 3 itself therefore in effect constitutes an improved effect on the applicant's enjoyment of their property, compared to the development originally proposed in the application prior to the imposition of that condition.

Planning Commissioner:



Chris McGarry

Date:

20th day of May 2026