

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Leitrim County

Planning Register Reference Number: P.15/150

An Bord Pleanála Reference Number: PL 12.245803

APPEAL by Mary Keaney care of Smith Associates of “Fairview House”, Deanery Street, Belturbet, County Cavan against the decision made on the 30th day of October, 2015 by Leitrim County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Completion of previously approved one and a half storey dwellinghouse, retention of conservatory and alterations to front elevation and associated works at Keshcarrigan, County Leitrim.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

2. The galvanised steel railings proposed to the balcony shall be omitted, and shall be replaced with a transparent glazed balcony surround. Revised plans and particulars illustrating compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interest of the visual amenities of the area and of the proposed house.

REASONS AND CONSIDERATIONS

It is considered that the proposed balcony would be acceptable in light of the design and character of the house as permitted under planning register reference number 04/1184, and in this context would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The Board is satisfied that the provision of the balcony would not set a precedent for similar such development in the particular circumstances of this case. However, the Board did consider that an amendment requiring the use of more sensitive materials would be appropriate, to reduce the visual impact of the balcony.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.