An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Limerick City and County

Planning Register Reference Number: 16/348

An Bord Pleanála Reference Number: PL 91.246855

APPEAL by Breda and Gerard Enright care of Brian O'Donoghue of 12 Thornfield, Monaleen, Limerick against the decision made on the 15th day of June, 2016 by Limerick City and County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: 1. Alteration of front open porch entrance by providing a new front door to the side of the porch, and provision of a new window opening at the front of the porch. 2. Replacement of the existing flat roof at the porch and garage with a tiled pitched roof. 3. Conversion of the garage to dining room which includes raising the floor to match the existing house floor level. 4. Removal of garage doors and creation of an entrance door and glazed panel from the front to the proposed dining room, with new stepped entrance and planter area. 5. Relocation of steps to the hall entrance from the front to the side. 6. Alterations to the chimney stack at the rear and alterations to shed at the rear. 7. Raising of patio area at the rear and all ancillary site works, all at 20 Avondale Drive, Greystones, Limerick.

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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 REMOVE condition number 6 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the design, nature and function of the proposed door, to the pattern of development in the area and to the provisions of the current Limerick City Development Plan, it is considered that the door would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would not set an undesirable precedent for other similar developments in the area. It is, therefore, considered that the removal of condition number 6 would be in accordance with the proper planning and sustainable development of the area.

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.

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