

## Board Order PL 03.248621

# Planning and Development Acts 2000 to 2017 Planning Authority: Clare County Council Planning Register Reference Number: P17/33

**Appeal** by Maura Moloney care of Gilleece McDonnell O'Shaughnessy Limited of 1 Cypress Grove, Cypress Avenue, Dooradoyle Road, County Limerick against the decision made on the 13<sup>th</sup> day of April, 2017 by Clare County Council to grant subject to conditions a permission to Michelle O'Loughlin care of Tom Hannon of O'Briens Bridge, County Clare.

**Proposed Development:** Construction of two-storey extension to side and rear of existing dwelling, associated internal amendments, boundary treatments and all associated landscaping and site works at 459 Saint Flannan's Road, Killaloe, County Clare.

### Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

### **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.

#### **Reasons and Considerations**

The proposed development would be excessive in form, scale and height relative to the existing and adjoining dwellings and would be incompatible with the established pattern and character of uniform, modest sized semi-detached dwellings in the streetscape, particularly with regard to the extent of the front facing roof slope incorporating a window in the wrap around element at the side. The proposed development would seriously injure the residential amenities and depreciate the value of the adjoining property to the north side due to visual dominance and obtrusiveness, an excessive sense of enclosure and overbearing impact and, obstruction of access to sunlight and daylight at the rear. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017