

Board Order PL 92.248951

Planning and Development Acts 2000 to 2017

Planning Authority: Tipperary County Council

Planning Register Reference Number: 17/600264

Appeal by Leonard Stapleton of 5 Davis Terrace, Clonmel, County Tipperary against the decision made on the 5th day of July, 2017 by Tipperary County Council to grant subject to conditions a permission to Stephanie Fitzpatrick care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin.

Proposed Development: Part demolition of the existing single storey semi-detached house and the construction of a part single, part two-storey extension with dormer windows, Sustainable Urban Drainage Systems drainage, reconfiguration of the front entrance driveway to accommodate vehicular entrance and all associated site works and landscaping to facilitate the development, all at number 6 Davis Terrace, Clonmel, County Tipperary.

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

Having regard to the planning history of the site, the established pattern of development in the vicinity of the appeal site, where the site forms part of a row of four semi-detached single storied dwellings; the provisions as stated in section 9.13 of the Clonmel and Environs Development Plan, 2013 in relation to guidance for the construction of domestic extensions; it is considered that proposed extension would not be subordinate to the main building on the site; the proposed form and design would not integrate with the main building and adjoining building in relation to proportions, detailing and finishes and the proposed development by reason of its scale and overall design would be overbearing on the adjoining property and would seriously injure the amenities of the area and of property in the vicinity. 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

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