



An  
Bord  
Pleanála

**Board Order  
PL 91.249307**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 17/632**

**Appeal** by Connie Kealy care of Seamus McElligott of 5 High Street, Caherconlish, County Limerick against the decision made on the 28<sup>th</sup> day of August, 2017 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of dwelling, modification of an existing site entrance and repositioning of same, construction of access road and connection to services, including all associated site works at Fair Hill, Rathkeale, County Limerick.

## **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 pattern of development in the area,
- the attractive nature of the existing dwelling, landscaping and boundary treatment, which, in common with the houses along this stretch of Fair Hill, has a generous set-back from the public road,
- the scale of the proposed dwelling and its proximity to the front roadside boundary, and
- the unsatisfactory arrangement whereby the proposed dwelling would be to the front of the existing dwelling and be overlooked at the rear,

it is considered that the proposed development would be out of character with the pattern of development in the area, would create a haphazard and unattractive streetscape at this location, and would seriously injure the visual and residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

