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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: 17/684**

**APPEAL** by Brian Jackman and others care of 52 Kylemore, School House Road, Castletroy, County Limerick against the decision made on the 29<sup>th</sup> day of March, 2018 by Limerick City and County Council to grant subject to conditions permission to Julie Ann Dowling care of BDB Consulting Limited of 30 O'Connell Street, County Limerick.

**Proposed Development** Retention of single storey rear extension and all ancillary site works at 39 Kylemore, School House Road, Castletroy, 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 and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, height, extensive glazing and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties by reason of visual obtrusion, overlooking and overbearing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the roof height, height of terrace level, extent of glazing and resultant light pollution, the location of windows in close proximity to the site boundaries have an unacceptable impact on the amenities of adjacent properties, and that a reduction in the length of the extension would not satisfactorily mitigate those impacts.

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

**Dated this            day of            2018.**