



Planning and Development Acts 2000 to 2018

Planning Authority: Tipperary County Council

Planning Register Reference Number: 18/600898

APPEAL by Phyllis Ryan care of John Joe Lewis Architectural Services of Number 4 Silver View, Nenagh, County Tipperary against the decision made on the 5th day of September, 2018 by Tipperary County Council to refuse permission.

Proposed Development: Construction of a new dwellinghouse, with access via existing entrance and driveway along with all ancillary site works at Reardnogy More, Rearcross, 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

1. The proposed development would seriously injure the residential amenities of the adjoining houses by reason of the removal of public open space and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The private amenity space to the proposed dwelling is substandard in terms of quantum, location and usability. The proposed development would be overlooked from the adjoining crèche site (on higher ground to the north) and from the L2115 public road. It is considered that the proposed development would seriously injure the residential amenities of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.