



An
Bord
Pleanála

Board Order ABP-314718-22

Planning and Development Acts 2000 to 2022

Planning Authority: Offaly County Council

Planning Register Reference Number: 22/347

Appeal by Keith and Jacqueline Screeney care of Downey Planning of 29 Merrion Square, Dublin against the decision made on the 2nd day of September, 2022 by Offaly County Council to refuse permission.

Proposed Development: Proposed increased footprint to the existing two-storey detached dwelling, proposed extensions ranging from single storey to the north/north-east elevation and three-storey extensions to all other elevations, internal and external modifications to the existing dwelling to facilitate the development, proposed increase in the overall height of the existing house with the construction of a new roof to tie into the proposed extension. The proposed development also sees the construction of a new roof and associated external wall and external elevational treatments, including new windows and doors to facilitate the proposed extension. Permission is also sought for replacement of the existing on-site wastewater treatment system with a new proprietary wastewater treatment system and all ancillary site works. No changes are proposed to the existing site boundaries or vehicular entrance to the site, all at Lowerton More, Blueball, Tullamore, County Offaly.

Decision

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

Reasons and Considerations

The proposed redevelopment of an existing house to create a three-storey dwelling of nearly nine metres in height would be contrary to Standard DMS-55 (Extensions) of the Offaly County Development Plan 2021-2027 which states that proposed extensions shall 'In general be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger extension compliments the existing dwelling in its design and massing' and 'not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact'. The proposed extensions would not be subordinate to the existing dwelling in their size, would not complement the existing dwelling in terms of design and massing, would have an overly dominant visual impact and would materially contravene the Offaly County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *20th* day of *November* 2023.