



An
Bord
Pleanála

Board Order
ABP- 315111-22

Planning and Development Acts 2000 to 2021

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/943

Appeal by Maurice Ahern of Villa Rose, Townparks, Cahir, County Tipperary against the decision made on the 21st day of October, 2022 by Limerick City and County Council to refuse permission.

Proposed Development: Demolition of existing detached garage and construction of house extension to the side and rear of the existing house, new boundary wall and all ancillary site development works at 2 Iona Close, College Court, Castletroy, County Limerick.

Decision

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

Reasons and Considerations

1. It is considered that the proposed development by reason of its size and scale relative to the existing house would result in overdevelopment of the site and provide inadequate open space and car parking facilities for residents of the development. The proposed development providing for an extension to a dwellinghouse, by the precedent it would create for similar type development, would seriously injure the residential amenities of the area when assessed against Section 11.4.4.1.2 (Rear/Side Extensions) and Section 11.4.4.1.3 (Alterations to Roof Attic Level) of the Limerick Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of existing development in the vicinity of the site, it is considered that the proposed development due to its size, scale and design characteristics would seriously impact on the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *28* **day of** *June*

2023