

Planning and Development Acts 2000 to 2022

Planning Authority: Offaly County Council

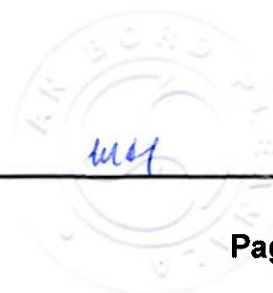
Planning Register Reference Number: P2/22/575

APPEAL by James Dunican care of ABBD of Clonshanny, Clara, County Offaly against the decision made on the 10th day of January, 2023 by Offaly County Council to refuse permission.

Proposed Development Retention of a first- floor level extension over a pre-existing ground floor kitchen to the rear of dwelling house together with associated site development works, all at Bellmont or Lisderg, County Offaly.

Decision

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



Reasons and Considerations

The first-floor extension proposed to be retained would have an adverse impact with respect to residential amenity, on an adjoining property immediately to the south, by reason of undue overshadowing and loss of daylight to the first-floor side elevation window, would be contrary to the requirements of "DMS-55 Extensions", as set out in Offaly County Development Plan 2021- 2027, and 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 *13th* day of *February* 2024.