

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 2360741

APPEAL by Paraic and Simon O'Donnell care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 4th day of December, 2023 by Limerick City and County Council to refuse permission for the proposed development.

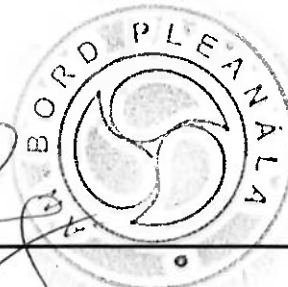

Proposed Development: Retention of a deck at first floor level, under deck area on the ground floor left open for bins and storage also some changes to the fenestration to the rear elevations at Main Street, Ballylanders, County Limerick.

Decision

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

Reasons and Considerations

Having regard to depth of the deck at first floor level and its integral guarding screen, the development proposed to be retained and the suggested modified proposal, would have an adverse impact on the neighbouring private amenity space and the sense of overbearing and overlooking on the adjoining property. It is considered that the development proposed to be retained, would result in the complete enclosure of the shared boundary and, taking into account the limitations of the existing amenity space at the adjoining property, would seriously injure the residential amenities of the adjoining property. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this *27th* **day of** *September* **2024.**