



An
Bord
Pleanála

Board Order ABP-320565-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 24/60512

Appeal by Celine and Alan Gill care of William Hutch of The Railway Station, Attyflin, Patrickswell, County Limerick against the decision made on the 19th day of July, 2024 by Limerick City and County Council to refuse permission.

Proposed Development: Attic conversion/extension, which will incorporate changes to the gable end, revised roof design and all associated site works, all at 5 Lansdowne Gardens, Ennis Road, Limerick.

Decision

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

Reasons and Considerations

Having regard to the pattern of development in the area and the scale of the proposed development, it is considered that, by reason of its scale, bulk and height, the proposed development would seriously injure the residential amenities of adjoining properties by reason of visual obtrusion, would be contrary to section 11.4.4.1.3 (Alterations at Roof/Attic Level) of the Limerick Development Plan 2022-2028, would be contrary to the 'Existing Residential' zoning of the site, which provides for appropriate residential development while protecting and improving existing residential amenities, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Member of An Bord Pleanála

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

Dated this 6th day of DECEMBER 2024.