



An
Bord
Pleanála

Board Direction
BD-019115-25
ABP-321271-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the information provided on file, the planning history of the site, and the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the existing pitched roof structure has permission for use as a granny flat. It is considered therefore that to permit retention permission of an extension to the said structure in this instance would facilitate and consolidate an intensification of unauthorised development on the site and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding the reason set out above, in addition the Board is also not satisfied it has been adequately demonstrated that the extension proposed for retention would not constitute substandard living accommodation with respect to internal layout, daylight and sunlight, and in its relationship with the existing dwelling on site.
3. Having regard to the existing vehicular entrance at 3.1 metres, the Board considers that any further widening of the proposed width of the entrance

would be contrary to Section 11.8.5 of the Limerick Development Plan 2022-2028.

In deciding not to accept the Inspector's recommendation for a split decision, the Board noted that Section 11.8.5 of the development plan set out a number of criteria that shall all be met with respect to re-development of a driveway including inter alia that a vehicular entrance not be wider than 3 metres. As the existing entrance is indicated to be 3.1 metres in Drawing No. 2024 - 001, the Board considered that further widening would be contrary to the development plan requirements.

Board Member

Eamonn James Kelly
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Date: 06/03/2025