



An
Bord
Pleanála

Board Direction
BD-005591-20
ABP-305984-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that, by reason of its scale, form, height, bulk, design and fenestration with excessive glazed areas in particular to the front elevation, the proposed two-storey house would not enhance or reflect the traditional vernacular. It would not integrate well into the countryside and would be visually obtrusive in this open rural area which is in general characterised by more traditional rural housing. The proposed house would, therefore, be contrary to the Design Guidelines for Rural Housing as set out in Table 15.4 and to Policies RHP 1 and HSP16 of the Monaghan County Development Plan 2019-2025 and to the proper planning and sustainable development of the area.

Board Member

Date: 16/04/2020

Michelle Fagan