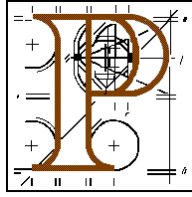


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2004

Cavan County

Planning Register Reference Number: 05/440

An Bord Pleanála Reference Number: PL 02.213784

APPEAL by Aiden Preston care of Tod Davis of Creighan, Cavan Town, County Cavan against the decision made on the 3rd day of August, 2005 by Cavan County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of habitable dwelling and erection of two fully serviced two-storey dwellings with connection to town sewage water supply and all ancillary site works at Rahardrum, Virginia, County Cavan.

DECISION

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

REASONS AND CONSIDERATIONS

It is considered that the proposed development, by reason of its two-storey nature and design, would be visually dominant and out of character with the pattern of development of single storey and dormer style dwellings in the immediate vicinity of the site. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the Inspector's recommended condition number 2 but considered that any such significant design alteration ought to be subject to a new application for planning permission.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2006.