



Planning and Development Acts 2000 to 2019

Planning Authority: Monaghan County Council

Planning Register Reference Number: 19/318

APPEAL by Sheila and Martin Lynch of Burrow Road, Portrane, Donabate, County Dublin against the decision made on the 31st day of October, 2019 by Monaghan County Council to refuse permission to the said Sheila and Martin Lynch.

Proposed Development A change of house type to that previously granted under planning reference number 17/17 along with permission for revised boundaries, a domestic garage/artist's studio ancillary to the revised dwelling and the re-positioning of the dwelling on the site to include all associated site works, all at Drumass, Inniskeen, County Monaghan.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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, to Policies RHP 1 and HSP16 of the Monaghan County Development Plan 2019 to 2025 and to the proper planning and sustainable development of the area.

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

Dated this day of 2020.