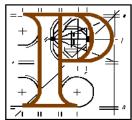# An Bord Pleanála

Board Direction

Ref: 07.247030

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th, December 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

Reasons and Considerations

1. Having regard to its design and scale, its physical separation from the dwelling on the site and its floorspace proportionate to the main dwelling, it considered that the shed structure to be retained is not domestic in nature, is not ancillary to the main residential use on the site and is not of a form and scale that integrates effectively into this rural location. The proposed development would contravene Objective RHO9 of the Galway County Development Plan 2015-2021 as it relates to design guidance for development in rural areas, and DM standards 6 which seek to ensure the assimilation of development into the landscape, would set an undesirable precedent for other similar forms of development in rural areas and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to its design and scale of the structure and to the lack of a comprehensive justification for the scale and design proposed, it considered that the agricultural structure proposed for retention and completion is not of a form and scale that integrates effectively into this rural location. The proposed development would contravene Objective RHO9 of the Galway County Development Plan 2015-2021 as it relates to design guidance for development in rural areas, and DM standards 6 and 33 which seek to ensure the assimilation of development into the landscape and to ensure that agricultural buildings will be of minimal scale and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: _____   Date: 6th, December 2016

Paddy Keogh