



An
Bord
Pleanála

Board Direction
PL27.248367

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th September 2017.

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

Reasons and Considerations

Having regard to the nature and extent of existing development on the subject site, and in the absence of any evidence that the original flat roofed single storey extension to the coach house, upon which the roof and associated first floor accommodation has been constructed, had been authorised by a grant of planning permission or was in existence and in use for residential purposes prior to the first day of October 1964, the Board is not satisfied, in the absence of any proposal to regularise the overall development on the site, that the development for which retention has been sought would not represent the consolidation of existing development on the site which has not been proven to be authorised. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date:

Eugene Nixon