



An  
Bord  
Pleanála

**Board Direction**  
**BD-000109-18**  
**ABP-300308-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2018.

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 elevated nature of the appeal site above Round Lough, and its location within the 'Lakelands' Landscape Character Area, where the Cavan County Development Plan 2014-2020 requires dwellings to be sympathetic to the scenic beauty and natural heritage value of the lakes, it is considered that the proposed extension by virtue of its height, massing and design would form a visually discordant and obtrusive feature in the landscape and which would be out of character with the pattern of development in the vicinity, which would be detrimental to the scenic amenities of the area, and which would not be in compliance with the requirements of the Design Guide for Single One-off Rural Houses within Cavan Rural Countryside. The proposed development would therefore contravene Objectives DMO8 and DMO10 of the Cavan County Development Plan 2014-2020 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/03/2018

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Paul Hyde