



An  
Bord  
Pleanála

**Board Direction**  
**BD-002848-19**  
**ABP-303288-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/04/2019.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development for retention permission and for permission, would comprise a large shed structure for domestic and agricultural use, adjoining the boundary with a residential property in separate ownership. By reason of the scale, extent, position on site and the intended use of the shed structure, the proposed development for retention permission and for permission, would lead to significant adverse visual, overbearance and noise impacts on the adjoining residence, and would seriously injure the residential amenities and depreciate the value of residential property in the vicinity. The proposed development for retention permission and for permission, would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant retention permission and permission, the Board considered that the shed would constitute an inappropriate scale of structure, and an inappropriate form of use immediately adjoining a third-party residence, and would have an unacceptable adverse impact on the amenity enjoyed by the neighbouring residence and that this adverse impact was fundamental in nature and would not be resolved by way of condition.

**Board Member**

**Date:** 18/04/2019

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Chris McGarry