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Bord  
Pleanála

**Board Direction**  
**BD-012214-23**  
**ABP-313057-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2023.

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

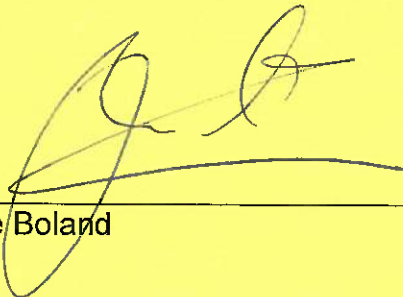
### **Reasons and Considerations**

1. As stated in the Mayo County Development Plan, 2022-2028, it is the Council's stated policy, as defined by Landscape Policy NEP 14 "*To protect, enhance and contribute to the physical, visual and scenic character of County Mayo and to preserve its unique landscape character*". Rural Housing Policy RHP 5 seeks "*To ensure that rural housing applications employ site specific design solutions to provide for proposals that integrate into and reflect and enhance local landscape character, in terms of siting, design, materials, finishes and landscaping.*"

It is considered that the unauthorised development of the wooden cabin and storage shed on the site relates unsatisfactorily to the immediate area with an incongruous design and discordant materials, and if permitted, would establish an undesirable precedent for other similar developments with a poor standard of amenity. The proposed development would, therefore, contravene materially objective RHP 5 and NEP 14 as set down in the Mayo County Development Plan, 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Having regard to the layout and design of the subject development, it is considered that the proposed development constitutes a substandard form of development that would seriously injure the residential amenities of occupants of the dwelling and would be contrary to the provisions of RHO5 of the Mayo County Development Plan 2022-2028, requiring rural housing to be designed in accordance with the Mayo Rural Housing Design Guidelines (2008), which are appended to the Development Plan and encourage high standards in the design and construction of housing. The proposed development would not meet the qualitative design standards for residential units as set out in these guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Joe Boland

**Date:** 19/05/2023