



An
Bord
Pleanála

Board Direction
BD-014236-23
ABP-314571-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2023.

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

Reasons and Considerations

Having regard to the excessive scale and floorspace of the shed seeking retention permission, the Board considers that the development represents non-ancillary and non-subservient development associated with the main dwelling on site. Development would materially contravene objectives DGS01, DGS02 and DGS04 of the Cavan County Development Plan 2022-2028, which seek to permit domestic sheds which are domestic in appearance, subservient in scale and in character with the domestic dwelling. Development would be seriously injurious to the amenities of this rural countryside area and would set an undesirable precedent for similar type developments that would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the location of the shed on the site and the backdrop screening mitigated against the excessive scale, floorspace and visual impact of the shed proposed for retention.

Board Member

Stewart Logan
Stewart Logan

Date: 25/10/2023