



An
Bord
Pleanála

Board Direction
BD-014283-23
ABP-314616-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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 Mayo County Development Plan 2022-2028 and the pattern of development in the area it is considered that the proposed development would constitute a discordant design progression in respect of its impact on the adjacent residential property to the northeast in terms of visual obtrusion, overlooking and overshadowing. The proposal would, therefore, seriously injure the amenities of property in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

Note

The Board acknowledges the concerns of the Inspector regarding proposed development involving alterations outside the application site boundary; however in light of the substantive reasons for refusal, the Board notes that section 34(13) of the Planning and Development Act, 2000 (as amended) states that a person shall not be entitled solely by reason of a permission to carry out any development.

Board Member

Eamonn James Kelly

Date: 25/10/2023

Eamonn James Kelly