



An
Bord
Pleanála

Board Direction
BD-015374-24
ABP-314745-22

The submissions on this file and the Inspector's report were considered at Board meetings held on 27/11/23 and 08/02/2024.

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

Reasons and Considerations

The site is accessed by means of a local road which serves several residential properties along the route. The proposed entrance to the site is substandard in respect of the sightlines available, particularly in a westerly direction, where there is an existing hedge along the roadside boundary. Based on the information submitted with the planning application and appeal and the response to the s.132 notice, it is considered that the proposed development would endanger public safety by reason of a traffic hazard as the applicant has not demonstrated adequate sightlines are achievable and at a point where sightlines are restricted in a westerly direction.

[**Note:** The Board could not be satisfied, based on the information provided on the file, that the proposed renovation and extension of the existing traditional cottage would, by reason of its inappropriate architectural treatment and design, result in a structure which would integrate with the character of the original vernacular rural dwelling. However, the Board decided not to include this as reason for refusal in the context of the substantive reason above]

Board Member


Stephen Bohan

Date: 08/02/2024