



An  
Bord  
Pleanála

**Board Direction**  
**BD-016700-24**  
**ABP-318177-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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

#### **Reasons and Considerations**

1. The shed proposed for retention is not considered to be visually subservient to the existing dwellinghouse, having regard to the scale of same. In addition, the form, design and materials of the shed proposed to be retained are not considered to be in keeping with the character of the proposed dwelling, and the scale and appearance of the shed results in a negative impact on visual amenity. Furthermore, having regard to the information on file, the use of the shed for the storage of machinery is not considered to be ancillary to the enjoyment of the dwellinghouse. As such the development proposed for retention is considered to be contrary to Objectives DGS 01, DGS 02 and DGS 03, and contrary to Section 13.5.7, of the Cavan County Development Plan, incorporating a Local Area Plan for Cavan Town 2022-2028.

**Board Member**

  
Liam Bergin

**Date:** 19/06/2024