



An
Bord
Pleanála

Board Direction
BD-018807-25
ABP-319775-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2025.

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

Reasons and Considerations

The residential unit of the type proposed to be retained would be out of character with the established pattern of residential development in the area, would not be an appropriate form of infill residential development in this area, would be visually incongruous and would set an undesirable precedent for similar developments in the area. Furthermore, it is considered that the domestic shed represents piecemeal, disorderly development, and is poorly integrated with existing development on the site. The development proposed to be retained would be contrary to the land use zoning objective which is 'to protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide and improve ancillary amenities' as indicated in the Carlow County Development Plan 29022-2028. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant retention permission, the Board considered that the proposed development would be out of character with the pattern of development in this established residential area in which it is located. The Board shared the concerns of the planning authority in relation to the overall development.

Board Member


Tom Rabbette

Date: 04/02/2025