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**Board Direction**  
**BD-019719-25**  
**ABP-321336-24**

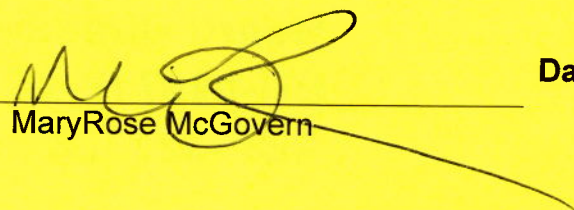
The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

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

### **Reasons and Considerations**

Having regard to the Laois County Development Plan 2021-2027, and in particular Policy Objective PS2 which seeks to protect and conserve buildings, structures and sites contained in the Record of Protected Structures, in accordance with "Architectural Heritage Protection Guidelines for Planning Authorities" 2004, and Policy Objective PS3, which requires that any development, modification, alteration, or extension affecting a protected structure, to be prepared by suitably qualified persons and accompanied by appropriate documentation, to enable a proper assessment of the works and their impact on the structure in line with best practice conservation standards, it is considered that the applicant has not demonstrated that the development proposed to be retained, by reason of its design including being raised above the principal eaves at the rear of the building and its use of corrugated metal cladding on the exterior, would not detract from the building form and seriously injure the architectural character and special interest of the subject property - a Protected Structure. It is considered that the extension constitutes an unnecessary and visually discordant feature on the rear of the subject building detracting from the setting of the Protected Structure and that the development would seriously injure the amenity of the area and would, therefore, be contrary to proper planning and sustainable development.

**Board Member**



MaryRose McGovern

**Date:** 21/05/2025