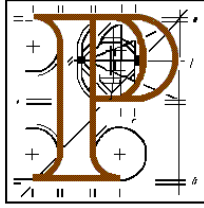


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Carlow County

Planning Register Reference Number: 14/273

An Bord Pleanála Reference Number: PL 01.245537

APPEAL by Noeleen and Mark Richards of 8 Rockbridge, Ballymakealy, Clane Road, Celbridge, County Kildare against the decision made on the 31st day of August, 2015 by Carlow County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of an existing dwellinghouse and the construction of a proposed two-storey dwellinghouse, garage, new site entrance, septic tank and percolation area and all associated site works at Ballon Hill, Ballon, County Carlow.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area, it is considered that the proposed development by reason of its height, massing and monolithic design, would be out of character with properties immediately adjoining the site, and would be unduly visually obtrusive. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to Section 2.7.3 and Section 2.7.10 of the current Carlow County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.