An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Mayo County

Planning Register Reference Number: P15/461

An Bord Pleanála Reference Number: PL 16.245601

APPEAL by Winnie Keegan care of Joseph Doherty and Associates of Pearse Street, Ballina, County Mayo against the decision made on the 16th day of September, 2015 by Mayo County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of minor alterations to dwellinghouse (dormer windows, omit barges, shape of sunroom and gable windows) previously granted under planning register reference number P/06/1073 at Carrowkeribly, Ballina, County Mayo.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

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REASONS AND CONSIDERATIONS

Having regard to the planning history of the site, to the pattern of development in the area and to the provisions of the Mayo Rural Housing Design Guide, it is considered that the retention of the subject dormer windows would be in accordance with policy RH-02 of the Mayo Rural Housing Design Guide which allows for minor deviations where the overall impact is not such as to have an adverse visual impact on the landscape or local residential amenity of the area. It is considered that the removal of condition number 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

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

Dated this day of 2016.

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