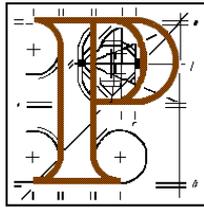


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Sligo County

Planning Register Reference Number: PL 15/262

An Bord Pleanála Reference Number: PL 21.245961

APPEAL by Frank McMorrow care of Stephen Dowds Associates of 5 Mary Street, Galway against the decision made on the 3rd day of December, 2015 by Sligo County Council to grant subject to conditions a permission to John Robinson care of Pat Beirne of Magheraveen, Lanesboro, County Longford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The erection of a two-storey dwellinghouse, new front boundary wall, vehicular entrance, timber post and rail fencing to side and rear boundaries, connection to public foul sewer, and connection to public watermain, and all associated works at Larass or Strandhill Townland, Strandhill, County Sligo. A further public notice was received by the planning authority on the 12th day of November, 2015.

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 scale, mass and bulk of the proposed development, its proximity to neighbouring boundaries, and to the layout and design of the proposed house in relation to the pattern of development in the vicinity, it is considered that the amenities of neighbouring property to the west would be seriously injured by reason of overshadowing and overbearing impacts and loss of daylight. The design of the house, and its inappropriate siting behind neighbouring dwellings, would be significantly out-of-keeping with the character of the generally modest or traditional housing in the vicinity, and would exacerbate the impacts on neighbouring residential amenity. The proposed development would, therefore, seriously injure the visual and residential amenities of the area and of property in the vicinity, would contravene the residential zoning objective for the area, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had serious concerns in relation to the impact on the visual and residential amenity of the neighbouring house to the west, arising from overshadowing and overbearing impacts and loss of daylight, and also considered that the design and set-back location of the house would be out-of-keeping with the character of the streetscape at this location, having regard also to the generally modest and/or traditional design approach of property in close proximity. The Board did not share the Inspector's view in relation to the acceptability of the design, arising from its poor visual quality, and its large and bulky form. The Board also considered that the shadow studies were seriously inadequate.

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

Dated this day of 2016.