

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Westmeath County

Planning Register Reference Number: 15/6227

An Bord Pleanála Reference Number: PL 25.246995

APPEAL by David Nohilly and Aoife Moynihan of Balnaclune House, Ballinderry, Mullingar, County Westmeath against the decision made on the 12th day of July, 2016 by Westmeath County Council to grant subject to conditions a permission to Eamonn Rhattigan care of Gaynor Architectural and Design Services Limited of Fallon Avenue, Roscommon, County Roscommon.

PROPOSED DEVELOPMENT: A single storey dwelling and associated site development works and services on site number 18, Highfield, Ballinderry, Mullingar, County Westmeath. A further public notice was received by the planning authority on the 24th day of June, 2016.

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

The site of the proposed development is located on a highly visible corner site, where careful design is required. Notwithstanding the general suitability of the site for a single dwelling unit, it is considered that, by reason of its orientation, mass, height, and proximity to boundaries, the proposed dwellinghouse would be visually intrusive in the context of adjoining properties, and in particular of the existing house to the north. It is considered that the poor quality design fails to respond appropriately to the constraints and sensitivities of the site, including the proximity and orientation of the house to the north. The proposed development would, therefore, seriously injure the visual amenity of the area and of property in the vicinity, and would 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.