

Board Order PL 16.247988

## Planning and Development Acts 2000 to 2016 Planning Authority: Mayo County Council Planning Register Reference Number: P16/878

**Appeal** by Gerard Kenny of 13 Carrowbeg Estate, Castlebar Road, Westport, County Mayo against the decision made on the 16<sup>th</sup> day of January, 2017 by Mayo County Council to refuse permission.

**Proposed Development**: Retention of timber bicycle shed to front garden for a temporary period of 5 years at 13 Carrowbeg Estate, Castlebar Road, Westport, County Mayo.

## Decision

REFUSE permission for the above proposed development in accordance with 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 proposed retention infringes on the existing building line and constitutes a substandard form of development, the retention of which would, both by itself and the precedent such a retention would set, impact negatively on the existing character and residential amenity of the area and would depreciate the value of property in the vicinity. The proposed retention would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Planning Inspector's recommendation to grant planning permission, the Board agreed with the planning authority in their stated reason for refusal.

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

Dated this day of 2017