

Board Order PL 03.248187

Planning and Development Acts 2000 to 2016 Planning Authority: Clare County Council Planning Register Reference Number: P16/999

Appeal by Alan Conlan care of Shaws Consulting Engineers Limited of 1 Lower Mallow Street, Limerick against the decision made on the 22nd day of February, 2017 by Clare County Council to refuse permission.

Proposed Development: Retention of as constructed alterations (increase in roof height and floor area), additions (extra windows and doors and chimney) to private garage/store in a change to garage previously granted under planning register reference number P09-690, including all site ancillary works at Ardnataggle, O'Briensbridge, County Clare.

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

It is considered that the development to be retained, by reason of its location and siting, along with its layout and built form which appears like a dwelling, would constitute a haphazard style of development which is out of character with the pattern of development in the rural area and would constitute overdevelopment of the site. Furthermore, having regard to the siting of the unit to be retained in a backland location, close to the party boundary, it is considered that the development to be retained would set an undesirable precedent for other such development proposals. The development proposed to be retained 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 2017