

Board Order PL 16.248825

Planning and Development Acts 2000 to 2017 Planning Authority: Mayo County Council Planning Register Reference Number: P16/738

Appeal by Gerry Grealis care of McGinty Planning and Development Consultants of Lislary, Ballinphull, County Sligo against the decision made on the 8th day of June, 2017 by Mayo County Council to refuse permission.

Proposed Development: Retention of external first floor balcony (floor area approximately 20.5 square metres) and stairs to the front and side of dwelling at 24 Mulranny Holiday Village, Mulranny, Mallaranny Townland, 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

- 1. Having regard to the pattern of development in the area and the scale and character of the development for which retention is sought, it is considered that the balcony by reason of its scale, bulk and materials used would depreciate the value of adjoining properties by reason of the adverse impact on the visual amenities of the area. Furthermore, it is considered that the retention of the balcony in question would set an undesirable precedent for similar developments that would cumulatively detract from the orderly and attractive appearance of this holiday complex. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2. On the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the application has been made by a person who has sufficient legal estate or interest in the land the subject of the application for retention or the approval of the person who may have such a sufficient legal estate or interest. The development proposed for retention 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