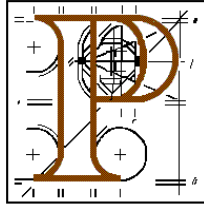


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cavan County Council

Planning Register Reference Number: 17/120

An Bord Pleanála Reference Number: ABP-300308-17

APPEAL by Colette Gaynor care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan against the decision made on the 1st day of November, 2017 by Cavan County Council to refuse permission to the said Colette Gaynor.

PROPOSED DEVELOPMENT: Erection of two-storey extension to front of existing dwelling at Parisee, Cloverhill, County Cavan.

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 elevated nature of the appeal site above Round Lough, and its location within the 'Lakelands' Landscape Character Area as identified in the Cavan County Development Plan 2014-2020, where it is a requirement of the planning authority that dwellings be sympathetic to the scenic beauty and natural heritage value of the lakes, it is considered that the proposed extension, by reason of its height, massing and design, would form a visually discordant and obtrusive feature in the landscape which would be out of character with the pattern of development in the vicinity, would be detrimental to the scenic amenities of the area, and would not be in compliance with the requirements of the Design Guide for Single One-off Rural Houses within Cavan Rural Countryside. The proposed development would, therefore, be contrary to objectives DMO8 and DMO10 of the Cavan County Development Plan 2014-2020 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 2018.