



Planning and Development Acts 2000 to 2017

Planning Authority: Westmeath County Council

Planning Register Reference Number: 17/6320

Appeal by Kieran Mulligan care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 9th day of January 2018 by Westmeath County Council to refuse permission.

Proposed Development: Retention of unauthorised development, consisting of extension to existing domestic garage, change of use from garage to family apartment, living accommodation to ground and first floor, retention of stores to rear of dwelling, associated site development works and services at 12 Ardilaun Green, Sarsanstown, Mullingar, County Westmeath.

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

Having regard to:

1. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March 2018, which set out a minimum size for apartments.
2. The objectives of the current development plan for the area which set out a presumption in favour of retaining houses suited for family accommodation in their original undivided form.
3. The pattern of development in the vicinity of the site, and the modest nature of the main residential property, that the development forms part of.

It is considered that the development proposed to be retained with inadequate provision of floorspace, would provide a sub-standard form of development on the site and provide a density and form of development that would be inconsistent with the established character and pattern of development in the area and would result in overdevelopment of the site. The development proposed to be retained would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.