



Planning and Development Acts 2000 to 2017

Planning Authority: Carlow County Council

Planning Register Reference Number: 18/9

APPEAL by Paul O'Brien care of Larkin Associates of 1a Saint Canices Court, Dean Street, Kilkenny against the decision made on the 9th day of March, 2018 by Carlow County Council to refuse permission.

Proposed Development: Demolition of an existing bedroom and construction of a new three-bedroom house on lands at Croppy Place/Sleaty Street, Graigcullen, Carlow, County Carlow.

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. The proposed development is located in an area zoned 'Established Residential' in the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 where the objective is to protect and enhance residential amenity. Having regard to the restricted nature and location of this site, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, and would be visually obtrusive on the streetscape and overbearing in the vicinity. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is deficient in the provision of private open space for the proposed house and the existing house at 8 Sleaty Street, would give rise to overlooking of the rear garden of 8 Sleaty Street and adjoining property and would seriously injure the residential amenity of future residents of the proposed development and of adjoining property and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.