



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/919

APPEAL by Paul Groden care of Keith O'Connell of Cox's Yard, Distillery Road, Westport, County Mayo against the decision made on the 17th day of April, 2018 by Mayo County Council to refuse a permission.

Proposed Development: Change of house type previously granted permission under planning register reference number P16/748 and change of house location on site due to engineering issues with foundation at approved location together with all ancillary site works at Mucklagh, Carrowholly, 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

Having regard to the topography of the site, the elevated positioning of the proposed dwelling, together with its design, width and scale, and the resulting extensive excavation and ground alteration, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eugene Nixon

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

Dated this day of 2018.