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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 17/344**

**APPEAL** by Darren Coleman and Julie Sinnott care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 7<sup>th</sup> day of June, 2018 by Carlow County Council to refuse permission.

**Proposed Development:** A fully serviced two-storey dwellinghouse, garage, new site entrance, new bored well, new wastewater treatment system, percolation area and all associated site works at Craan, Kildavin, 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**

It is considered that, having regard to the:

- (a) the elevated nature of the site which is open to intermittent views from the nearby local road network and from the N80 National Secondary Road,
- (b) the scale and height of the proposed dwelling, and
- (c) the extent of the groundworks proposed,

the proposed development, notwithstanding the applicant's response letter dated the 2<sup>nd</sup> day of January, 2019 to the Board's letter of the 11<sup>th</sup> day of December, 2018, could not be effectively assimilated into the landscape and would, therefore, form an incongruous and obtrusive feature in this rural area. The proposed development would, therefore, contravene the policy set out in the current Carlow County Development Plan and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**