



Planning and Development Acts 2000 to 2018

Planning Authority: Laois County Council

Planning Register Reference Number: 17/622

APPEAL by Patrick and Bernadette O'Neill of Tolerton, Ballickmoyler, Carlow against the decision made on the 15th day of August, 2018 by Laois County Council to grant subject to conditions a permission to James Barcoe care of Planning and Design Services of Carlow Gateway Business Centre, Athy Road, Carlow.

Proposed Development: Retention of the construction of two domestic sheds, a domestic fuel store and a domestic garage, and all associated works, and full planning permission to raise the roof of one of the afore-mentioned domestic sheds and all associated works, all at Tolerton, Ballickmoyler, Carlow, County Laois.

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 open character of the rural landscape, the largely residential nature and pattern of development in the vicinity of the site, the scale and use of the existing development on the site, it is considered that the development proposed to be retained and alteration of the development, by reason of its scale, bulk and mass, would result in an excessive intensity of development on the site. The development proposed to be retained and the proposed development would, therefore, result in an inappropriate scale and density of development which would be visually obtrusive, would detract from the character and amenities of the area, and would set an undesirable precedent for similar developments. The development proposed to be retained and the proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.