



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/1037

APPEAL by Ronan and Anna Owens of 20 Rathunas, Swinford, County Mayo against the decision made on the 21st day of February, 2019 by Mayo County Council to refuse permission to the said Ronan Owens.

Proposed Development: Refurbishment and conversion of existing domestic store/derelict dwelling to a dwelling house with septic tank treatment system together with all ancillary site works, at Derrycashel, Kilkelly, 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 layout and design of the subject development, it is considered that the proposed development would constitute a substandard form of development, would seriously injure the residential amenities of occupants of the dwelling and would be contrary to the provisions of Section 7.3.1 of the Mayo County Development Plan, 2014-2020, requiring rural housing to be designed in accordance with the Mayo Rural Housing Design Guidelines (2008), which are appended to the Development Plan and encourage high standards in the design and construction of housing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2019.