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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P19/104**

**APPEAL** by Gibbons Building and Civil Engineering care of O'Donnell Design Associates of Cox's Yard, Distillery Road, Westport, County Mayo against the decision made on the 11<sup>th</sup> day of April, 2019 by Mayo County Council to refuse permission for the proposed development.

**Proposed Development:** Construct detached dwelling house with connection to public services together with all ancillary site works at Father Angelus Park, Carrowbeg, Westport, Co. 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**

1. The proposed development would significantly reduce the private open space associated with the existing dwelling at Number 4 Father Angelus Park such that it would be seriously injurious to the residential amenities of that property and result in a poor standard of residential amenity for the occupants thereof. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the constrained nature of the site, its prominent location within this residential development and the established pattern of development in the surrounding area, it is considered that the proposed development, by reason of its bulk, form and height, would constitute a visually obtrusive feature on the streetscape and would be out of character with the area. Furthermore, it is considered that the proposed development, by reason of its location forward of the established building line set by the houses in the vicinity, would infringe the existing building line. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site of the proposed development, due to its prominent location at the entrance to the Father Angelus Park housing estate, and notwithstanding the fact that it is in private ownership, is considered integral to the existing layout and visual character of the estate. The development of this site would seriously detract from this character 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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**Philip Jones**

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

**Dated this            day of            2019.**