



Planning and Development Acts 2000 to 2019

Planning Authority: Clare County Council

Planning Register Reference Number: P19/498

APPEAL by John O'Brien of Cloncool, O'Callaghan's Mills, County Clare against the decision made on the 16th day of August, 2019 by Clare County Council to refuse permission.

Proposed Development: Construction of a new independent two-storey dwelling with basement including a new effluent treatment system and the subsequent demolition of an existing dwelling including all associated site works, all at Cloncool, O'Callaghan's Mills, County Clare.

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 scale, bulk, design, finish and layout of the proposed dwelling, it is considered that the proposed development would constitute a visually obtrusive element in the landscape which would be out of character with, and militate against, the preservation of the rural environment and which would detract from the visual amenities of the area. Due to its siting relative to adjoining properties to the north, which would result in overlooking of these properties, it is considered that the proposed development would seriously injure the visual and residential amenities of the area, would set an undesirable precedent for other such proposals and 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 2020.