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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: PL 20/121**

**APPEAL** by Seamus Burns and Aisling Coyne care of Duggan Barrett Consulting Engineers Limited of 2<sup>nd</sup> Floor, 4 Teeling Street, Sligo against the decision made on the 16<sup>th</sup> day of July, 2020 by Sligo County Council to refuse permission.

**Proposed Development:** Retention of existing single storey detached structure on site used as a granny flat. Permission to extend existing structure to become permanent residential dwellinghouse with alterations to elevations of existing structure. Installation of new on-site wastewater treatment system to serve the property with all associated site works. All at Hazelwood Avenue, Hazelwood, Sligo.

**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**

The proposed development, because of its location and inadequate frontage, constitutes inappropriate backland development which would seriously injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development, would not be in accordance with the existing pattern of development in this rural area and would set an undesirable precedent for further such development in this area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**