



Planning and Development Acts 2000 to 2020

Planning Authority: Westmeath County Council

Planning Register Reference Number: 19/6279

APPEAL by Christian and Isena Pohl care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 24th day of November, 2020 by Westmeath County Council to refuse permission.

Proposed Development: The provision of one number vehicular access road to serve the future development of lands to the rear, the relocation of existing gates and re-use gates and replication of walls and piers within the proposed one number new vehicular entrance off the access road to serve the existing dwelling know as Lakeview House, one number pedestrian entrance at the corner of Millmount Road and proposed new access road to serve Lakeview House, one number pedestrian entrance off the access road to serve Hawarden Villa, boundary treatments, landscaping and all ancillary site and engineering works necessary to facilitate the development on lands at Hawarden Villa (a Protected Structure) and Lakeview House (a Protected Structure), Millmount Road, Mullingar, County Westmeath.

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. Having regard to the location of this proposed development within the Millmount Road Architectural Conservation Area, between two Protected Structures known as 'Hawarden Villa' and 'Lakeview House', and its impact on the streetscape and on the curtilage of 'Lakeview House', it is considered that it would detract from the built heritage and character of the area and would be contrary to Built Heritage Policies and Objectives P-BH3 and P-BH7 of the Mullingar Local Area Plan 2014 - 2020.

2. There is a lack of clarity in the current application, relative to the need for the proposed development to serve 'Lakeview House'. Reference to the proposal being to serve the future development of the backlands at the rear is considered premature pending an application for such development. Having regard to the documentation submitted and to the locational context proximate to the junction with Auburn Road, the Board is not satisfied that it has been demonstrated that the design of the proposed development would not lead to road safety issues or result in traffic hazard. As such, it is considered that the proposed development would be premature, would set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021