

Planning and Development Acts 2000 to 2020

Planning Authority: Laois County Council

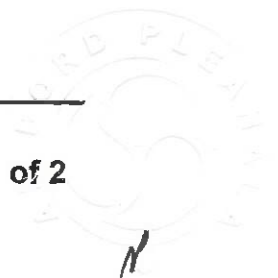
Planning Register Reference Number: 20/541

Appeal by Karen and Brendan Keogh of Ballagh, Errill, County Laois against the decision made on the 4th day of December, 2020 by Laois County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of garage/store, mobile home on site and boundary fence and all associated site works at Ballagh, Errill, County Laois.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 1 (b) and the reasons therefor.



Reasons and Considerations

Having regard to the backland and ad hoc location of the mobile home which introduces a second residential unit onto a rural site, and to the type of non-permanent dwelling structure that fails to harmonise with the existing pattern of development in the vicinity of the site in nature or design, it is considered that the retention of the mobile home, adjacent to third-party property, would detract from the character of the area and the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area. The planning authority's condition number 1 (b) is, therefore, reasonable and warranted.

Matters Considered

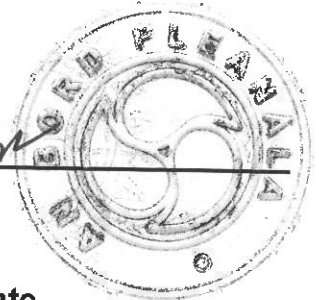
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 5th day of July 2021.