



Planning and Development Acts 2000 to 2020

Planning Authority: Cavan County Council

Planning Register Reference Number: 20/326

APPEAL by Stephen Brunton care of Cornahilt Design Studio of Cornahilt Lodge Barn, The Grove, Ballyjamesduff, County Cavan against the decision made on the 17th day of December, 2020 by Cavan County Council to refuse permission for the proposed development.

Proposed Development: Change of house type (previously granted under planning register number 08/613) to construct one number fully serviced one and half storey style house at front, two storey to rear, with solar/pv panels and single storey domestic garage, connection to existing sewage treatment system, connection to existing private well, new entrance walls and piers and all associated ancillary site works at Tonagh, Mountnugent, County Cavan, as amended by the further public notice received by the planning authority on the 19th day of November, 2020.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

ML

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

It is an objective of the planning authority as set out in the Cavan County Development Plan 2014-2020 and the associated Design Guide for Single One-Off Rural Houses within the Cavan Rural Countryside that single dwellings within the rural countryside follow general principles of design and siting. Having regard to the siting and location of the proposed dwelling house at a remove from the road and accessed by a long and winding driveway, it is considered that the proposed dwelling would be contrary to this guidance and associated policy RHP1 and Section 10.14 of the Development Plan, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

DR Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *30th* day of *April* 2021.

