

Planning and Development Acts 2000 to 2020

Planning Authority: Carlow County Council

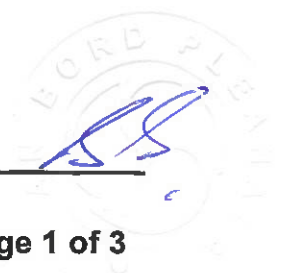
Planning Register Reference Number: 21/78

APPEAL by James Nolan care of SM Architects Limited of 35 The Willows, Pollerton, Carlow Town against the decision made on the 6th day of May, 2021 by Carlow County Council to refuse permission.

Proposed Development: Retention of existing domestic garage as constructed and associated works at Bang Up Cross, Castlegrace, Ballon, County Carlow.

Decision

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

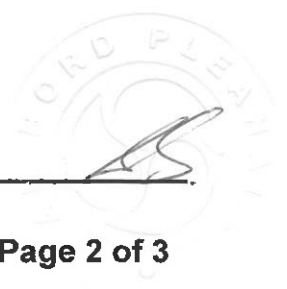


Matters Considered

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 Carlow County Development Plan 2015-2021, in particular Section 2.7.3 relating to rural development, the Board considered that the development for retention, within the curtilage of a dwellinghouse, is out of character with the pattern of development in the immediate locality in terms of scale, bulk, form and appearance. Accordingly, the development for retention would seriously injure the existing visual and residential amenities of the area, would be contrary to design guidance provided in Section 2.7.3 of the Carlow County Development Plan and would set an undesirable precedent for similar development. The development for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

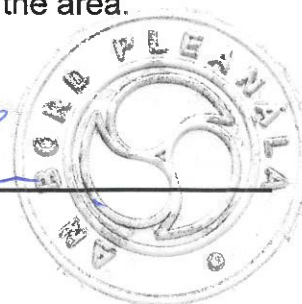


In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the development for retention would not seriously injure the visual or residential amenities of the area, and considered that given the scale, bulk, form and appearance of the development for retention, within the curtilage of a dwellinghouse, the development for retention would be contrary to the proper planning and sustainable development of the area.


Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 30th day of September 2021.