

Planning and Development Acts 2000 to 2021

Planning Authority: Mayo County Council

Planning Register Reference Number: P21/999

APPEAL by Charles Cannon care of Hendrik van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 10th day of November, 2021 by Mayo County Council to refuse permission for the proposed development.

Proposed Development: Alterations to the approved two-storey extension (planning register reference number P20/555) to accommodate the following: (1) the construction of a basement level thermal suite/home gym to be located below the ground floor of the approved two-storey extension with; (2) a subterranean passage link to; (3) the proposed two-storey guest accommodation building located to the side (north-east) comprising of a bedroom and ancillary rooms at the lower level and a games and cinema room at the upper level and (4) minor alterations to ground and first floor of the approved two-storey extension elevations to provide corner windows to north-east elevation in lieu of standard windows, at Kilsallagh Lower, Westport, County Mayo.

Decision

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

Reasons and Considerations

The Board considered that the proposed development would constitute an overdevelopment of the site and would be contrary to Section 2.7 of Volume 2 of the Mayo County Development Plan 2022-2028 ('Rural Housing Extensions') as the proposed amendments to the permitted extension increase the potential occupancy of the dwelling beyond the capacity of the proposed sewage treatment plant and the ability of the site to deal with this potential increase has not been demonstrated. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

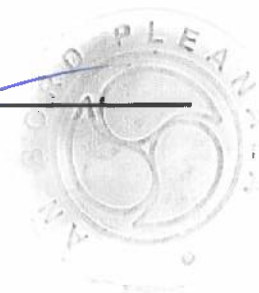


Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 22nd day of June 2023