



An  
Bord  
Pleanála

**Board Order**  
**ABP- 313057-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P21/1343**

**Appeal** by Chris Glynn of James Street, Kiltimagh, County Mayo against the decision made on the 21<sup>st</sup> day of February, 2022 by Mayo County Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission for existing wooden cabin and existing storage shed as constructed along with new septic tank and percolation area and all ancillary site works at Devleash, Kiltimagh, County Mayo.

### **Decision**

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

## Reasons and Considerations

1. Having regard to the Mayo County Development Plan 2022-2028, in particular Landscape Policy NEP 14 “To protect, enhance and contribute to the physical, visual and scenic character of County Mayo and to preserve its unique landscape character”, and Rural Housing Policy RHP 5 which seeks “To ensure that rural housing applications employ site specific design solutions to provide for proposals that integrate into and reflect and enhance local landscape character, in terms of siting, design, materials, finishes and landscaping”, it is considered that the unauthorised development of the wooden cabin and storage shed on the site relates unsatisfactorily to the immediate area with an incongruous design and discordant materials, and if permitted, would establish an undesirable precedent for other similar developments with a poor standard of amenity. The proposed development would contravene materially objective RHP 5 and NEP 14 as set out down in the Mayo County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the layout and design of the proposed development, it is considered that it constitutes a substandard form of development that would seriously injure the residential amenities of occupants of the dwelling and would be contrary to the provisions of RHO5 of the Mayo County Development Plan 2022-2028, requiring rural housing to be designed in accordance with the Mayo Rural Housing Design Guidelines (2008), which are appended to the Development Plan and encourage high standards in the design and construction of housing. The proposed development would not meet the qualitative design standards for residential units as set out in these guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Joe Boland**

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

Dated this *26<sup>th</sup>* day of *May* 2023