



An
Bord
Pleanála

Board Order ABP-314571-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cavan County Council

Planning Register Reference Number: 22/264

Appeal by Paul Farrelly care of Stephen Mason Architectural and Planning Services of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan against the decision made on the 12th day of August, 2022 by Cavan County Council to refuse permission.

Proposed Development: Retention for the as built detached pitched roof domestic shed building and all necessary ancillary site development works to facilitate the development at Aghnahederny, Ballyjamesduff, County Cavan.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the excessive scale and floorspace of the shed proposed to be retained, it is considered that the development proposed to be retained represents non-ancillary and non-subservient development associated with the main dwelling on site. The development proposed to be retained would materially contravene objectives DGS01, DGS02 and DGS04 of the Cavan County Development Plan 2022-2028, which seek to permit domestic sheds which are domestic in appearance, subservient in scale and in character with the domestic dwelling. The development proposed to be retained would seriously injure the amenities of this rural countryside area, would set an undesirable precedent for similar type developments, and 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 location of the shed on the site and the backdrop screening mitigated against the excessive scale, floorspace and visual impact of the shed proposed to be retained.




Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 6 day of November 2023.