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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 22/247**

**APPEAL** by Kate Harmon and Ian Barcoe care of Kehoe Architectural Design, Enterprise House, O'Brien Road, County Carlow against the decision made on the 12<sup>th</sup> day of January, 2023 by Carlow County Council to refuse a permission.

**Proposed Development:** Retention of rear extension and the installation of one number roof window to existing dwelling (see planning register reference number 20/480) and permission to complete same with all ancillary services and associated site works at Chaplestown Road, Chaplestown, County Carlow.

**Decision**

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

## Reasons and Considerations

Having regard to the character of the previously permitted dwelling and the nature of the surrounding area, the development proposed to be retained consisting of a material alteration in a design element to a previously permitted dormer design dwelling house, namely a flat roofed two-storey box like annex/extension to the rear, is considered at odds with and detracts from the appearance and design of the permitted aesthetics/design and roof profile of the previously permitted dwelling and, taken together with the scale and bulk of same as constructed, fails to satisfactorily integrate and harmonise with the existing dwelling on site and immediate dwellings adjoining in the area to the side(s)/east and west and rear/south. Having regard to the pattern of development in the area, the design, scale and bulk of the development proposed to be retained and its juxtaposition with the existing dwelling to the south, it is considered that the development proposed to be retained, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenity of future occupants of the adjacent existing dwelling to the immediate south, by reason of negative impact to private open space amenity and overbearance. It is considered that the development proposed to be retained would be contrary to policy ED P1 and the development management provisions set out in Section 16.8.13 of the Carlow County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



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Mary Cregg

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

Dated this 15<sup>th</sup> day of February 2024.