



An  
Bord  
Pleanála

**Board Order**  
**ABP-319775-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 24/60050**

**APPEAL** by Arnolds Karolis care of Planning and Design Services of Carlow Gateway Business Centre, Athy Road, Carlow against the decision made on the 26<sup>th</sup> day of April, 2024 by Carlow County Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission for the construction of a domestic shed adjoining the rear and side elevations of existing dwelling, retention permission for an unauthorised mobile home used as domestic dwelling, temporary permission for continued use of the afore mentioned mobile home for a period not exceeding three years, and all associated site works at Number 1 The Cloisters, Tullow Road, Carlow.

## **Decision**

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

## Reasons and Considerations

The residential unit of the type proposed to be retained would be out of character with the established pattern of residential development in the area, would not be an appropriate form of infill residential development in this area, would be visually incongruous and would set an undesirable precedent for similar developments in the area. Furthermore, it is considered that the domestic shed represents piecemeal, disorderly development, and is poorly integrated with existing development on the site. The development proposed to be retained would be contrary to the land use zoning objective which is 'to protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide and improve ancillary amenities' as indicated in the Carlow County Development Plan 2022-2028. The development proposed to be retained 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 retention permission, the Board considered that the proposed development would be out of character with the pattern of development in this established residential area in which it is located. The Board shared the concerns of the planning authority in relation to the overall development.



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Tom Rabbette

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

Dated this 7<sup>th</sup> day of Feb 2025