

An
Bord
Pleanála

Board Order
ABP-321336-24

Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 2460533

APPEAL by Laura Duffy on behalf of the Office of Public Works of Jonathan Swift Street, Trim, County Meath against the decision made on the 6th day of November 2024, by Laois County Council, to grant permission, subject to conditions, to Brendan and Trudi Kealy care of Desmond Kilmartin Design Services of Longford, Camross, Portlaoise, County Laois in accordance with the plans and particulars submitted for the proposed development.

Proposed Development: Retain existing extension to first floor residential kitchen and all associated works, at Main Street, Borris in Ossory, County Laois. Existing building is a Protected Structure, Ref. RPS 326.

Decision

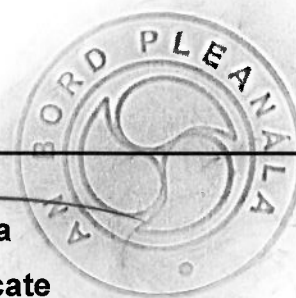
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the Laois County Development Plan 2021-2027, and in particular Policy Objective PS2 which seeks to protect and conserve buildings, structures and sites contained in the Record of Protected Structures, in accordance with "Architectural Heritage Protection Guidelines for Planning Authorities" 2004, and Policy Objective PS3, which requires that any development, modification, alteration, or extension affecting a Protected Structure, to be prepared by suitably qualified persons and accompanied by appropriate documentation, to enable a proper assessment of the works and their impact on the structure in line with best practice conservation standards, it is considered that the applicant has not demonstrated that the development proposed to be retained, by reason of its design including being raised above the principal eaves at the rear of the building and its use of corrugated metal cladding on the exterior, would not detract from the building form and seriously injure the architectural character and special interest of the subject property - a Protected Structure. It is considered that the extension constitutes an unnecessary and visually discordant feature on the rear of the subject building detracting from the setting of the Protected Structure and that the development would seriously injure the amenity of the area and would, therefore, be contrary to proper planning and sustainable development.


MaryRose McGovern

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



Dated this 22nd day of May 2025.