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**Planning and Development Act 2000, as amended**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 25/60210**

**Appeal** by Alexandrina and Grigore Zubcu against the decision made on the 17<sup>th</sup> day of November, 2025 by Longford County Council to refuse permission for the proposed development.

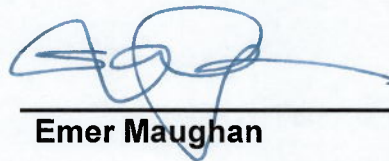
**Proposed Development:** Retention and completion of construction works to an existing boiler house type structure, consisting of an extension to and construction of a pitched roof to service same for use as domestic storage purposes servicing adjacent dwellinghouse and all associated site development works at number 16 Templemichael Glebe, Longford, County Longford.

## **Decision**

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

## Reasons and Considerations

1. The proposed development and development proposed to be retained has an excessive height and is in very close proximity to the main dwelling, which results in significant loss of ambient daylight to the north facing rear bedroom of the main dwelling. The proximity of the structure to be retained to the main dwelling negatively impacts the residential amenity of the dwelling and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The overall scale and form of the proposed structure would represent an incongruous structure, would not be ancillary to, or consistent with the main dwelling on site, and would not be visually subservient in terms of height. The development proposed to be retained would not accord with the Development Management Standard 16.90 - Domestic garage/shed/store as set out in the Longford County Development 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this 30<sup>th</sup> day of March 2026

