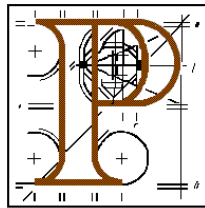


An Bord Pleanála



Inspector's Report

PL02.245867

DEVELOPMENT: Permission for Retention of stone and brick archway to side of existing dwelling and permission to erect gates and all ancillary site works,

- at Main Street, Butlersbridge, County Cavan.

PLANNING APPLICATION

Planning Authority: Cavan County Council

Planning Authority Reg. No.: 15/408

Applicant: Ciaran Bartley

Application Type: Permission for Retention

Planning Authority Decision: **REFUSE PERMISSION for RETENTION**
for Reasons and Considerations (2)

APPEAL

Appellant: Ciaran Bartley

Type of Appeal: **FIRST PARTY**

Observer: None

DATE OF SITE INSPECTION: 29th January 2016

INSPECTOR: Dermot Kelly

1. SITE LOCATION

The subject site is located at Main Street, Butlersbridge, County Cavan, as indicated on **APPENDIX A - LOCATION MAP**.

2. SITE DESCRIPTION

2.1 The subject site lands at Main Street, Butlersbridge, County Cavan are approximately 440 square metres in area and include a two-storey dwelling (Planning Permission Ref. No. 03/762) with a large rear yard area which is accessed by an archway entrance – the subject of the present planning application – on the western side of the Main Street in the village of Butlersbridge in County Cavan.

2.2 The brickwork arch is above two stone piers and is approximately 4.5 metres in width and 3.3 metres in height. There is a narrow laneway accessing a residential area to the rear of Main Street along the northern boundary of the subject site.

2.3 The attached Photographs in **APPENDIX B – PHOTOGRAPHS** (including Key Plan which indicates the approximate Photograph locations) illustrate the nature of the subject site and its context.

3. PROPOSED DEVELOPMENT

3.1 Planning Application

- The proposed development comprises as specified in the Public Notices: Permission for Retention of stone and brick archway to side of existing dwelling and permission to erect gates and all ancillary site works, at Main Street, Butlersbridge, County Cavan.
- The submitted detailed drawings are noted including details of the metal and timber gates proposed to be installed in the existing stone and brick archway entrance on the subject site.

4. NOTIFICATION OF DECISION OF PLANNING AUTHORITY - Submissions and Relevant Reports

4.1 Third Party Submissions on Planning Application

No Submissions were received.

4.2 Planning Report for Planning Authority

- The Planning Report, dated 18th November, 2015 included documenting the Planning History of the subject site and relevant provisions in the 2014-2020 Cavan County Development Plan.
- Under 'Planning Assessment' it was considered that the proposed development would not integrate with the existing village character and that the external finishes would not blend with local traditions and surrounding buildings.
- It was also stated that the proposed development would not comply with relevant Development Plan policy noting that 'arches are not a traditional feature in the streetscape'.
- It was noted that the proposed development did not differ from the proposed development previously refused (Ref. No. 15/44) other than that it was now proposed to install gates in the entrance.
- 'Overall, it is considered that the retention of this archway is not considered appropriate in the context of the existing streetscape. There are no other archways in the streetscape of Butlersbridge and the introduction of an archway feature therefore is not considered appropriate. The materials, stone and brick, do not match that of existing dwelling or of adjoining properties in the streetscape and therefore are not considered appropriate. It is considered that the proposed development if it were to be retained would detract from the existing streetscape of the village.'
- Refusal of permission was recommended for the Reasons and Considerations (2) as stated in the notification of decision of the Planning Authority.

4.4 Notification of Decision of Planning Authority

The Planning Authority, Cavan County Council, issued a notification of decision to **REFUSE PERMISSION for RETENTION** for the proposed development for Reasons and Considerations (2) as follows:

1. Taking into consideration that there are no other existing archways in the streetscape of the Village, the Planning Authority considers that the proposed development would detract from the existing urban framework and would not integrate with the existing character of the village and would therefore be contrary to stated policies and objectives of the Cavan County Development Plan 2014-2020.
2. The proposed materials (stone and brick) do not match the materials of either the existing dwelling or other adjoining dwellings in the village streetscape and as such it is considered that the proposed development would not blend in with local traditions and surrounding buildings and would therefore be contrary to the policies and objectives of the Cavan County Development Plan 2014-2020.

5. APPEAL GROUNDS

First Party Appeal

- The First Party Appeal Grounds included submitting in regard to Reason for Refusal No. 1 that many surrounding villages and towns such as Cloverhill Village and Belturbet Town 'have arches incorporated into their streetscapes'.
- 'Reason two is given that the materials proposed (stone and brick) do not match the materials of either the existing dwelling or other adjoining dwellings in the village streetscape, it has been proposed to render the piers and arch to match the existing dwelling. A similar example of this is an archway attached to the former Ulster Bank in Killashandra, County Cavan, NIAH No. 40309003. The bank building and archway was built circa 1860 and in recent years to accommodate an Automatic Telling Machine, the archway was blocked up with a recessed wall and the entire archaeological painted to tie in better with the bank building. It is a proposal to render the arch under consideration in a render similar to that of the house to tie it in better, in the village streetscape.'

- The attached Photograph captioned 'Image of former Ulster Bank, Killeshandra, showing existing archway with infill and with arch painted to tie in better with main building' is noted.

6. APPEAL RESPONSES

6.1 Appeal Observation

No Appeal Observation was received.

6.2 Planning Authority Appeal Response

This Appeal Response received 11th January, 2016 made no further comments.

7. PLANNING HISTORY

- The Planning Report for the Planning Authority documented the Planning History of the subject site as follows:
15/44 – Ciaran Bartley refused permission to retain and continue archway to side of existing dwelling with all associated ancillary site works.
03/762 – Ciaran Bartley granted permission to demolish existing two-storey dwelling and construct new two-storey replacement dwelling with two-storey extension to rear, connect to existing services and associated works.
- The history documents forwarded by the Planning Authority in regard to the previous planning application (Reg. Ref. 03/762) have been noted.

8. DEVELOPMENT PLAN

- The provisions of the 2014-2020 Cavan County Development Plan have been considered, and in particular the following provisions which are attached in **Appendix C – Development Plan:-**
The Planning Report for the Planning Authority documented relevant provisions in the Development Plan as follows:

Zoning Objectives – Town/Village Core Development

‘.....The emphasis will be on high quality urban design which does not detract from the existing urban framework.....’

Section 10.1 Streetscapes – c.Materials

‘.....The use of local materials in the construction of new buildings is encouraged as it contributes to the special character of the local area. The choice of colours for external finishes should blend in with local traditions and surrounding buildings.’, and also

12.3 General Policies – Urban Design:-

‘It is a policy of Cavan County Council that:

- External finishes shall be in keeping with traditional finishes used in towns.....
- New developments shall respect the established form, scale and character of the town and shall enhance, reflect and contribute to the existing urban form of towns and villages.’, and

Built Heritage, Streetscape and Protected Structures:-

‘The towns and villages of the County have a unique built heritage that includes distinctive streetscapes, historic buildings and structures which give each town a special character.

It is a policy of Cavan County Council to:

- Conserve, protect and, where appropriate to enhance town cores as places of architectural, amenity and urban design value.’

9. PLANNING ASSESSMENT – Issues and Evaluation

Having regard to the above and having inspected the site and having reviewed all documents on file, the following is my assessment of this case where the major planning issues for consideration are as follows:

Proposed Development and First Party Appeal Grounds

- The subject site lands at Main Street, Butlersbridge, County Cavan are approximately 440 square metres in area and include a two-storey dwelling (Planning Permission Ref. No. 03/762) with a large rear yard area which is accessed by an archway entrance – the subject of this planning application – on the western side of the Main Street in the village of Butlersbridge in County Cavan.
- The brickwork arch is above two stone piers and is approximately 4.5 metres in width and 3.3 metres in height. There is a narrow

laneway accessing a residential area to the rear of Main Street along the northern boundary of the subject site.

- The proposed development comprises as specified in the Public Notices: Permission for Retention of stone and brick archway to side of existing dwelling and permission to erect gates and all ancillary site works, at Main Street, Butlersbridge, County Cavan.
- The submitted detailed drawings are noted including details of the metal and timber gates proposed to be installed in the existing stone and brick archway entrance on the subject site.
- I note the Planning Report for the Planning Authority considered that the proposed development would not integrate with the existing village character and that the external finishes would not blend with local traditions and surrounding buildings.
- It was also stated that the proposed development would not comply with relevant Development Plan policy noting that ‘arches are not a traditional feature in the streetscape.’
- The Planning Authority, Cavan County Council, issued a notification of decision to **REFUSE PERMISSION for RETENTION** for the proposed development for Reasons and Considerations (2):
 1. Taking into consideration that there are no other existing archways in the streetscape of the Village, the Planning Authority considers that the proposed development would detract from the existing urban framework and would not integrate with the existing character of the village and would therefore be contrary to stated policies and objectives of the Cavan County Development Plan 2014-2020.
 2. The proposed materials (stone and brick) do not match the materials of either the existing dwelling or other adjoining dwellings in the village streetscape and as such it is considered that the proposed development would not blend in with local traditions and surrounding buildings and would therefore be contrary to the policies and objectives of the Cavan County Development Plan 2014-2020.
- The First Party Appeal Grounds included submitting in regard to Reason for Refusal No. 1 that many surrounding villages and towns such as Cloverhill Village and Belturbet Town ‘have arches incorporated into their streetscapes’.

- I note the relevant provisions in the 2014-2020 Cavan County Development Plan including where stated as follows:
Zoning Objectives – Town/Village Core Development
‘.....The emphasis will be on high quality urban design which does not detract from the existing urban framework.....’ and
Section 10.1 Streetscapes – c.Materials
‘.....The use of local materials in the construction of new buildings is encouraged as it contributes to the special character of the local area. The choice of colours for external finishes should blend in with local traditions and surrounding buildings.’
- Further to site inspection and I refer to the Photographs in Appendix B of this report, in my opinion the proposed retention of the stone and brick archway – if same were rendered as submitted in the First Party Appeal Grounds to match the render and colour of the Applicant’s attached two-storey dwelling – would not result in any undue detracting in the visual amenity and streetscape character of the area.
- In this regard I refer to *Photograph 1 in Appendix B* which indicates the stone and brick archway proposed to be retained in the context of the Applicant’s attached two-storey dwelling in a render finish and also other similarly rendered two-storey dwellings on Main Street, Butlersbridge adjacent to the laneway entrance to similarly rendered two-storey dwellings to the rear of the subject site, see *Photograph 2 in Appendix B*.
- Similarly *Photographs 3, 4 and 5 in Appendix B* indicate the visual context of the Applicant’s existing two-storey dwelling and the attached stone and brick archway, and I consider that further to the rendering of the archway as proposed in the First Party Appeal Grounds that there would be no undue adverse impact on the streetscape of Main Street in Butlersbridge at this location.
- I note the Appeal Grounds submissions in regard to the Reasons and Considerations (2) in the notification of decision of the Planning Authority to refuse permission for the proposed development including that there are existing archways in the streetscapes of other villages in County Cavan including the submitted Photograph captioned ‘Image of former Ulster Bank, Killeshandra, showing existing archway with infill and with arch painted to tie in better with main building’ in regard to ‘the former

carriage arch' alongside this building as identified in the enclosed N.I.A.H entry.

- In regard to Reason for Refusal No. 2 the Appeal Grounds submitted that it was proposed 'to render the piers and arch to match the existing building' and also as follows:
'A similar example of this is an archway attached to the former Ulster Bank in Killeshandra, County Cavan, NIAH No. 40309003. The bank building and archway was built circa 1860 and in recent years to accommodate an Automatic Telling Machine, the archway was blocked up with a recessed wall and the entire arch painted to tie in better with the bank building. *It is a proposal to render the arch under consideration in a render similar to that of the house to tie it in better, in the village streetscape.* (Italics added)
- In my opinion the proposed rendering of the stone and brick archway to match the render and colour of the existing dwelling, would assimilate the differing materials in the piers and arch and link the archway to the dwelling as indicated in the above submitted Photograph of the former Ulster Bank in Killeshandra.
- I further consider that the infilling of the archway by the proposed timber and metal gates including vertical timber elements as indicated on the submitted 3D Image, would render the proposed development to be retained acceptable within the existing streetscape of Main Street, Butlersbridge and in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

Having regard to the location of the subject site and to the nature and scale of the proposed development, I consider that no Appropriate Assessment issues arise in this case. It is not considered that the proposed development either individually or in combination with other plans or projects, would be likely to have a significant effect on a European Site.

10. CONCLUSIONS AND RECOMMENDATION

In conclusion, further to the above assessment of matters pertaining to this appeal, including consideration of the submissions of each party to the appeal, and including the site inspection, I consider that the proposed development to be retained would be in accordance with the

proper planning and sustainable development of the area having regard to the relevant provisions of the 2014-2020 Cavan County Development Plan which are considered reasonable, and I recommend that permission be granted for the proposed development to be retained for the stated Reasons and Considerations in the First Schedule and subject to the Conditions as stated in the Second Schedule below.

DECISION

GRANT permission for the proposed development to be retained in accordance with the said plans and particulars based on the Reasons and Considerations hereunder and subject to the Conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the provisions in Section 10.1 – Streetscapes (c) Materials in the 2014-2020 Cavan County Development Plan including that ‘the choice of colours for external finishes should blend in with local traditions and surrounding buildings’ and the pattern of development in this area on Main Street, Butlersbridge, and having regard in particular to the submitted proposal to render the stone piers and brick arch which comprise the archway to match the render and colour of the attached two-storey dwelling and to infill the archway with timber/metal double entrance gates as specified, it is considered that, subject to compliance with the Conditions in the Second Schedule, the proposed development would not seriously injure the amenities of the area and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The stone piers (2) and brick arch above which comprise the archway shall be rendered to match the render and colour of the attached two-storey dwelling at Main Street, Butlersbridge, and the vertical boarded timber and metal gates as indicated on the submitted 3D Image received by An Bord Pleanála on 30th September, 2015, shall be installed within three months of the date of this decision.

Reason: In the interest of visual amenity and orderly development.

DERMOT KELLY
SENIOR PLANNING INSPECTOR
9th March, 2016.
sg

APPENDIX A - LOCATION MAP
APPENDIX B - PHOTOGRAPHS (incl. KEY PLAN)
APPENDIX C - DEVELOPMENT PLAN