



An
Bord
Pleanála

Board Direction
BD-003425-19
ABP-303924-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/6/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the nature of the proposed development which is a new purpose built structure on site that is not linked to the existing dwelling on the site and is not considered to be a conversion of an existing garage or other outbuilding within the curtilage of the existing dwelling, the Board considered that the proposed dwelling for residential use was not in accordance with Policies SS49 and SS50 of the Louth County Development Plan 2015-2021. The Board considered that the proposed dwelling was not in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the Inspector's conclusion that the cabin/structure which is separate from the main dwelling house would not support its use for habitable accommodation. However, the Board noted that applicant had sought permission for the retention of an existing detached single-store cabin/structure for residential use and did not consider, in this context, that it was appropriate to grant retention

permission subject to a condition that the cabin/structure not be used for residential purposes.

Board Member

Date: 28/06/2019

Maria FitzGerald