



An
Bord
Pleanála

Board Direction
BD-005435-20
ABP-306371-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the prominent location of the site, to the established built form and character of the dwelling "Coach House" as an important vernacular building in the village of Carlingford which is considered to be of importance to the streetscape, the Board considered that the proposed development, consisting of a four-storey rear extension building with a significant intervention to the existing dwelling, would be incongruous in terms of its design, which would be out of character with the existing dwelling and streetscape and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy, SS 30, 34, 35 & HER 58, of the Louth County Council Development Plan 2015-2021 in relation to the contribution and protection of vernacular architecture and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the existing apartment building “Stella Maris” to the rear, west, of the proposed development and the scale of development proposed, the Board considered that the proposed extension, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/03/2020

Paul Hyde