



An
Bord
Pleanála

Board Direction
BD-007641-21
ABP-308641-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2021.

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

Reasons and Considerations

Having regard to the provisions of the Louth County Development Plan, 2015 to 2021; the pattern of the area and the nature, scale and extent of development proposed for this existing vernacular single storey semi-detached cottage, the Board considered that the proposed extension, by reason of its scale, bulk and design, would seriously injure the residential amenities by reason of visual obtrusion, overbearance and overlooking. It is also considered that the design resolution of the proposed extension is of insufficient architectural quality and shows a lack of harmony with the main dwelling and built forms within its visual setting and for this reason it is considered that the proposed development would seriously injure the visual amenities of the area. The proposed development would, be contrary to the Policy SS 57 of the Development Plan and the land use objective for 'Residential 1' zoned land. The proposed development, would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/03/2021

Paul Hyde