



**An
Bord
Pleanála**

**Board Direction
BD-010513-22
ABP-312032-21**

The submissions on this file and the Inspector's report were considered at Board meetings held on 23rd March and 13th April 2022.

The Board decided to refuse permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the nature of the proposed development which seeks to construct a two-storey extension to the rear of a single-storey terraced vernacular structure, to the restricted nature of the appeal site, and to Policy Objective HOU 34 of the Louth County Development Plan 2021-2027 which seeks to encourage sensitively designed extensions to existing dwellings which do not negatively impact on....the local streetscape, and to Section 13.9.12 of the Development Management Guidelines of the Louth County Development Plan 2021-2027 which for the refurbishment of existing vernacular dwellings specifies that the “design and scale of any extension is sympathetic to the scale, massing and architectural style of the existing building”, it is considered that the proposed extension by reason of its height, scale, bulk and design would be visually obtrusive in the streetscape and would negatively impact on the character and setting of this structure of architectural heritage merit and would therefore be contrary to the relevant policy objectives of the Louth County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Maria Fitzgerald Date:

Maria Fitzgerald

13th April 2022