

An  
Bord  
Pleanála

**Board Direction**  
**BD-012492-23**  
**ABP-315908-23**

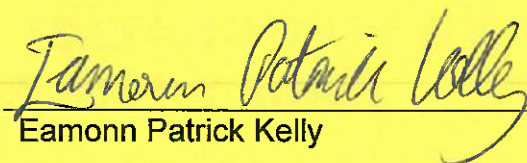
The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2023.

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 nature and scale of the proposed development, the balcony for retention is significant in size and projects beyond the rear building line of the existing dwelling to an extent that it would facilitate increased levels of overlooking of adjoining properties, a level of useable external space elevated relative to adjoining properties and be a significantly intrusive element due to its proximity of existing residential properties to the extent that it would be seriously injurious to existing residential amenities. The proposed development would also be contrary 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 environment, residential amenities, surrounding properties, or the local streetscape and are climate resilient". The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Eamonn Patrick Kelly

**Date:** 19/06/2023