



An
Bord
Pleanála

Board Direction
BD-017350-24
ABP-319284-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2024.

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

Reasons and Considerations

In noting the proposed development to convert roof space to habitable accommodation potentially encompassing sleeping accommodation, the Board considered, by reason of its relatively low ceiling height across a significant area of the floor of both rooms, the proposed development would negatively impact future residents, set an undesirable precedent for other similar inappropriate development in the vicinity and would be contrary to Policy Objective HOU 34 of the Louth County Development Plan 2021-2027, as varied, as it relates to sensitively designed extensions to existing dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Similarly, the Applicant has failed to demonstrate that the existing wastewater treatment system serving the property is in compliance with the Environmental Protection Agency Code of Practice 2021 and can cater for the increase in population equivalent capable of being provided at the site. Accordingly, in its current form as an application to increase habitable accommodation, the proposed development is contrary to Policy Objective IU18 (relating to private wastewater treatment systems) and Policy 13.8.35 (relating to house extensions) in the Louth County Development Plan 2021-2027, as varied, and would be prejudicial to public

health and would, therefore, be contrary to the proper planning and sustainable development of this area.

Board Member Eamonn James Kelly **Date:** 30/08/2024
Eamonn James Kelly

Note

The Board considered that the use of Building Regulations (2019) Technical Guidance Document F should not be used as a basis for deciding this particular planning application and that the first reason for refusal would more appropriately be grounded in relevant Development Plan policies and objectives.