



The submissions on this file and the Inspector's report were considered at a meeting held on 18 February 2026.

The Commission decided, in a 2:1 majority, to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Emer Maughan

Date:

26th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the structure with a stated ridge height of 7.25m and a total floor area of c.135m² it is considered that the development proposed to be retained by reason of its height and bulk is excessive in scale for a domestic

garage within the curtilage of a residential property in this rural location. Taken in conjunction with existing and permitted development in the area, the development proposed to be retained would constitute an excessive density of suburban-type development in a rural area, which would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the totality of the documentation submitted with the application and appeal, along with the specific wording of the development management guidelines in relation to garages and outbuildings in the statutory development plan. In this regard, the Commission did not share the view of the Inspector that the applicants provided justification for the scale and height of the building vis a vis the nature of the proposed use as a domestic garage, and agreed with the view of the planning authority that the proposal does not therefore comply with section 13.9.10 of the Louth Development Plan 2021-2027 (as varied). The Commission also had regard to NGB 23 of the development plan which seeks to ensure the preservation of the uniqueness of a landscape character type by having regard to its character, value and objectives in accordance with national policy and guidelines and the Louth Landscape Character Assessment and by ensuring that new development meets high standards of siting and design and does not unduly damage or detract from the character of a landscape or natural environment. The Commission determined that the two storey garage structure would constitute an excessive density of suburban-type development in a rural area, which would detract from the character of the rural environment and would therefore be contrary to the proper planning and sustainable development of the area.