

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Louth County

Planning Register Reference Number: 15/620

An Bord Pleanála Reference Number: PL 15.245792

APPEAL by Brendan and Paula Murray of Mourneview, Willville, Carlingford, County Louth against the decision made on the 5th day of November, 2015 by Louth County Council to grant subject to conditions a permission to Michael Brennan and Maria Monaghan care of ODM Building Surveyors and Engineers Limited of Wesley House, Jocelyn Street, Dundalk, County Louth.

PROPOSED DEVELOPMENT: Retention and completion of a partially constructed domestic garage/boat shed at Willville, Carlingford, County Louth.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to its large scale, bulk and massing and its location in close proximity to the adjoining residential property to the east within the residential settlement at Willville, it is considered that the development proposed to be retained and completed would be seriously detrimental to the exceptional visual character of this area, would seriously injure the visual and residential amenities of the house to the east by reason of overshadowing of the rear garden and overbearing impact, and would establish a precedent for other similar inappropriate structures within the residential settlement. The development proposed to be retained and completed would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.