

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Louth County

**Planning Register Reference Number: 16/360**

An Bord Pleanála Reference Number: PL 15.247862

**APPEAL** by Gerry Kelly care of Brady Hughes Consulting of 26 Magdalene Street, Drogheda, County Louth and by Thomas Lowth of Number 4 Ashleigh Heights, North Road, Drogheda, County Louth against the decision made on the 16<sup>th</sup> day of December, 2016 by Louth County Council to grant subject to conditions a permission to Martin Carroll care of Saint Anne's, Big Strand Mayne, Clogherhead, County Louth.

**PROPOSED DEVELOPMENT:** Construction of a new dwelling house and all associated site works at Mellifont Park, North Road, Drogheda, 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 the pattern of development in the area, the proposed site layout and the scale and design of the infill dwelling proposed on this relatively restricted site, it is considered that the proposed development would give rise to an unacceptable level of overlooking and an overbearing impact in relation to adjoining residential property, and would fail to integrate in a successful manner with the existing development in the vicinity. The proposed development would, therefore, seriously injure the residential amenity and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2017.**