



An  
Bord  
Pleanála

## Board Order PL 15.248340

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Louth County Council.**

**Planning Register Reference Number: 16/206.**

**Appeal** by Orla Keegan care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 21<sup>st</sup> day of March, 2017 by Louth County Council to grant subject to conditions a permission to KJR Holdings care of Joseph O'Doherty and Associates of The Strand Field, Bellurgan, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** (1) Change of use of existing buildings from guesthouse back to two houses. Note the buildings are listed as protected structures registered D293 and D294 in the Development Plan. (2) Remove existing rear extension to basement at ground level. Build new basement bathroom extension. Build rear hall and cupboard to coffee shop at ground level. (3) Provide coffee shop on the ground floor of existing building (1 Seatown Place) for public use. (4) Build a new three-storey extension to the rear of Number 2 Seatown Place for residential use, including all necessary site development work. (Note the proposed extension to Number 2 has been reduced to two-storey, café has been extended into basement with a stairwell extension to rear of Number 1 to facilitate linking ground floor café to basement), all at Kincora House, 1 and 2 Seatown Place, Dundalk, County Louth, as revised by the further public notice received by the planning authority on the 24<sup>th</sup> day of February, 2017.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 zoning objectives for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic impact and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 24<sup>th</sup> day of February 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:
  - (a) The proposed café at ground floor level and basement level in Number 1 Seatown Place shall be omitted and the associated floor area shall be incorporated into the residential unit so as to provide one residential unit within this building.
  - (b) The proposed extension to the rear of house Number 2 Seatown Place shall be omitted and the rear garden areas shall be reorganised so as to provide equal areas of private open space for the two dwellings hereby permitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of residential amenity.

3. The two dwellings shall each be used as a private dwelling house and shall not be sub-divided into multi-occupancy use or amalgamated or used for any other purpose.

**Reason:** To protect the amenities of properties in the vicinity.

4. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

5. (a) An accredited conservation architect or equivalent conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.
- (b) All repair works to the protected structures shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings) staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.
- (d) Where possible the remaining rainwater goods and bargeboard shall be repaired and reused, the replacement rainwater goods and bargeboard shall match the original in terms of design and materials,
- (e) Replacement windows shall be modelled on surviving windows and shall match them in dimensions, opening mechanism, profiles and materials;

**Reason:** To ensure that the integrity of the protected structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

