



An
Bord
Pleanála

Board Order
PL 15.249149

Planning and Development Acts 2000 to 2017

Planning Authority: Louth County Council

Planning Register Reference Number: 16686

Appeal by Sean Farrelly care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 4th day of August, 2017 by Louth County Council to grant subject to conditions a permission to James Flannery care of Colman P. Carroll of 9 Palace Street, Drogheda, County Louth.

Proposed Development: Construction of a one and a half storey style dwellinghouse with new entrance, new site boundaries, two number car parking spaces, drop-dish kerbing, connection to all main services and all internal, external and site works at Black Bull Cottages, Dublin Road, Drogheda, Co. Louth. The proposed development was revised by further public notices received by the planning authority on the 19th day of July, 2017 which included a revised house design to a single storey dwelling, omission of first floor windows, omission of rainwater harvesting tank, reduction and modification of site boundaries to suit a visibility sightline triangle, associated attenuation tank system report and all other necessary site works.

Decision

REFUSE permission for the above proposed development in accordance with 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

It is an objective of national policy as set out in the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” issued by the Department of the Environment, Heritage and Local Government in May 2009 and the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in December 2015 to ensure high quality in the design and layout of places and neighbourhoods and in individual residential units. Having regard to the restricted floor area of the proposed house, the restricted access to natural daylight and direct sunlight for the proposed living/dining room, the unacceptably poor amenity value of the private open space located to the north of the proposed house it is considered that the proposed development would seriously injure the residential amenity of future residents of the proposed development.

Furthermore, the Board considered that design of the proposed development with high level windows and a substantial roof, and a poor solid to void ratio in the front/roadside elevation was not satisfactory in terms of how it addressed the public realm. The proposed development would, therefore, seriously injure the residential and visual amenity of property in the vicinity and would 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 2018