



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 17652

APPEAL by Patricia Balfe care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 4th day of May, 2018 by Louth County Council to refuse permission.

Proposed Development: Retention of existing building and permission for use as domestic garage/store to incorporate the following alterations. 1. Removal of existing three number rooflights. 2. Widen existing double-doors on front elevation to accommodate a vehicular access together with associated siteworks at 17 Pearse Park, Drogheda, County Louth.

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

1. Having regard to the location of the proposed development to be retained in an area that is zoned “Residential Existing” in the Drogheda Development Plan, 2011-2017 with a development objective to protect and enhance the amenity of the developed residential communities, the Board considered that the proposed development to be retained, by reason of its height and scale at this site, would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board considered that the proposed vehicular access to the structure to be retained as a garage, by reason of its very restricted width, would pose a risk to traffic safety and convenience and would thus endanger public safety by reason of traffic hazard. The proposed development 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 Board concurred with the opinion of the planning authority that the scale of the structure to be retained, which has a ridge height of circa five metres and a gross floor area of circa 59 square metres, would by reason of its scale and height, seriously injure the residential and visual amenity of properties in the vicinity.

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

Dated this day of 2018.