



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 18702

APPEAL by Rosemary Bird and Others care of 8 Carmelite Cottages, Marsh Road, Drogheda, County Louth against the decision made on the 14th day of March, 2019 by Louth County Council to grant subject to conditions a permission to Marion Cassidy care of Alan Haughey of 14 Greenwood Drive, Red Barns Road, Dundalk, County Louth.

Proposed Development Construction of two number two-storey two bedroom dwellinghouses and associated site development works at 9 Carmelite Cottages, Marsh Road, 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. It is considered that the proposed development immediately abutting the eastern wall of number 9 Carmelite Cottages, an existing end-of-terrace two-storey dwelling house where there are three existing side windows, would result in an unacceptable reduction in the established levels of residential amenity of the adjoining property (number 9 Carmelite Cottages) by reason of a loss of daylight/sunlight (due to the resultant blocking of these three existing windows). The proposed development would, therefore, seriously injure the residential amenity of the neighbouring property and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the applicant has not sufficiently demonstrated that adequate rear access along the southern site boundary has been provided to allow for rear access for house numbers 9 and 9A.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not concur with the Inspector's assessment that the proposed development would not seriously injure the amenities of property in the vicinity, for the reasons outlined in the Board Order.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2019