



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19257

APPEAL by Mary Lennon of 7 Anne Street, Dundalk, County Louth against the decision made on the 23rd day of May, 2019 by Louth County Council to grant subject to conditions a permission to Retirement Asset Holdings Designated Activity Company care of Babbington Design Limited of Oriel Hub, Finnabair Business Park, Dundalk, County Louth.

Proposed Development: Conversion of an existing two-storey house into two number apartments, construction of a two-storey extension to rear of existing house incorporating extension into proposed apartments and all associated site works at 6 Anne Street, Dundalk, 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

The proposed development, which entails the use of a current single dwelling and a proposed new two-storey extension, for use as two dwellings, would result in a substandard level of residential amenity for prospective occupants, by reason of, inadequate aggregate floor areas for living/dining/kitchens, inadequate storage provision, the non-provision of direct access from the building to the rear of the application site, for either of the proposed dwelling units, and the non-provision of identified private and communal amenity space within the planning application documentation as submitted. The proposed development would, therefore, be contrary to the provisions of the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' published in 2018 by the Department of Housing, Planning and Local Government, would seriously injure the residential amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.