



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 18984

APPEAL by Caroline McDonald and others care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 9th day of August, 2019 by Louth County Council to grant subject to conditions a permission to Breige Tuite care of Ailtreacht of 30 Mountjoy Square, Dublin.

Proposed Development: Permission for development to consist of (a) the demolition of the existing single storey house and garage, (b) the construction of four number three bedroom three-storey terraced houses, inclusive of all associated dormers, roof lights, drainage and bin stores, (c) the provision of four number vehicular and pedestrian access gates from Kearney's Lane and parking for four number cars and four number bicycle spaces, (d) all associated landscaping and site works, all at Kearney's Lane, Blackrock, 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

Having regard to the size, width, height and massing of the proposed development, and the orientation of the four three-storey houses on the northern boundary of a constrained urban site in immediate proximity to existing residential dwellings, it is considered that the proposed development would have an unacceptable overbearing impact on existing dwellings and would constitute overdevelopment of a restricted site. Furthermore, it is considered that the proposed development, which introduces multiple new accesses onto an existing laneway, and where the house windows utilise obscured glass or timber baffle screens in order to mitigate the potential for overlooking of adjacent dwellings, would adversely affect the existing and proposed users of the laneway and would provide a substandard level of residential amenity for future residents. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.