



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19542

APPEAL by Brian Gargan of Almondstown, Clogherhead, County Louth against the decision made on the 28th day of August, 2019 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Construction of one and a half storey design dwellinghouse, detached domestic garage, on-site well, installation of proprietary wastewater treatment system/percolation area, new vehicular access from public road together with associated site works at Almondstown, Clogherhead, 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, by reason of its location and distance from the public road, would constitute inappropriate backland development which would be out of character with the established pattern of development in the surrounding rural area and would result in an intrusive encroachment of physical development into the open rural landscape. Such development would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity.

Furthermore, having regard to the topography of the site, it is considered that the scale, form and design of the proposed dwelling would be unduly dominant in the landscape and would detract from the character and visual amenity of the surrounding rural area. Such development would be contrary to the policy requirements of the Louth County Development Plan 2015-2021, which requires that the design and siting of a proposed dwelling is such that it does not detract from the rural character of the landscape or the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

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

Dated this day of 2020.