



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19868

APPEAL by Liam Lynch and Michele Connolly care of Páraic McKeivitt Architects of Oystercatcher House, Carlingford, County Louth against the decision made on the 6th day of December, 2019 by Louth County Council to refuse permission to the said Liam Lynch and Michele Connolly.

Proposed Development: Permission for extensions and modifications to existing dwellinghouse together with all associated site development works, all at The Coach House, Castle Hill, Carlingford, 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 prominent location of the site, to the established built form and character of the dwelling “Coach House” as an important vernacular building in the village of Carlingford which is considered to be of importance to the streetscape, it is considered that the proposed development, consisting of a four-storey rear extension building with a significant intervention to the existing dwelling, would be incongruous in terms of its design, which would be out of character with the existing dwelling and streetscape and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policies, SS 30, 34, 35 and HER 58, of the planning authority, as set out in the Louth County Council Development Plan 2015-2021, in relation to the contribution and protection of vernacular architecture and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the existing apartment building “Stella Maris” to the rear and west of the proposed development and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.