



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20603

APPEAL by Daniel and Emma Louise Rogers of Funshog, Ardee, County Louth against the decision made on the 1st day of October, 2020 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Proposed dwelling house, detached domestic garage, roadside entrance, wastewater treatment system and percolation area and all associated works at Funshog, Ardee, 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 would result in a seventh one-off rural house in a row which would exacerbate ribbon development and would result in an intrusive encroachment of physical development into the open rural landscape. The proposed development would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. The proposed development would be contrary to Policy SS 25 and Policy SS 53 of the Louth County Development Plan 2015-2021 which require applications for one-off houses demonstrate compliance with the Development Management Assessment Criteria for One-Off Rural Housing as detailed in Section 2.19.7 and which seeks to prevent the creation of ribbon development by not permitting more than four houses in a row along any public road as detailed in Section 2.19.12. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.”

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2021.