



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20534

APPEAL by Patricia White and Catherine White care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 15th day of October, 2020 by Louth County Council to grant subject to conditions a permission to Luke and Caoimhe McCann care of Bernard Dowdall Architects of Carrickedmond, Kilcurry, Dundalk, County Louth.

Proposed Development: Two storey flat roofed extension to existing single storey dwelling and all associated site development works at Cottage Lane, Sandy 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 provisions of the Louth County Development Plan 2015 - 2021, the pattern of the area and the nature, scale and extent of development proposed for this existing vernacular single storey semi-detached cottage, the Board considered that the proposed extension, by reason of its scale, bulk and design, would seriously injure the residential amenities by reason of visual obtrusion, overbearance and overlooking. It is also considered that the design resolution of the proposed extension is of insufficient architectural quality and shows a lack of harmony with the main dwelling and built forms within its visual setting and for this reason it is considered that the proposed development would seriously injure the visual amenities of the area. The proposed development would be contrary to the Policy SS 57 of the current Development Plan and the land use objective for 'Residential 1' zoned land. 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 2021