



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20632

APPEAL by Roisin and Brendan McVerry care of McGahon Architects of 19 Jocelyn Street, Dundalk, County Louth against the decision made on the 19th day of November, 2020 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Construction of a new dwellinghouse and associated works at 15 Village Green, 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

The proposed development, by reason of its depth, height, massing, and proximity to the western boundary, would seriously injure the visual and residential amenity of the neighbouring dwelling, number 14 Village Green. Furthermore, the overall length, height and massing would be overbearing and impact adversely on the adjoining property to the north known as 'Summerside'. The proposed development would, therefore, adversely impact on the privacy and seriously injure the residential amenity of these neighbouring dwellings, and would be contrary to the zoning objective of the site which seeks 'to protect and improve existing residential amenities', and to sections 6.6.7 and 6.7.5, and Policy HC 9 of the Dundalk and Environs Development Plan 2009-2015 (as varied). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021.