



Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21128

APPEAL by Fintan and Ellen Lynch care of Ellen Mathews of Newtownstalaban, Drogheda, County Louth against the decision made on the 28th day of October, 2021 by Louth County Council to refuse permission.

Proposed Development: Renovation and refurbishment of the existing cottage; demolition of the existing flat roof single storey return; and construction of a two-storey extension to the rear of the dwelling, and all associated works at Number 6 Black Bull Cottages, Dublin Road, Drogheda County Louth as revised by the further public notices received by the planning authority on the 11th day of October, 2021.

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.

MLW

Reasons and Considerations

Having regard to the nature of the proposed development which seeks to construct a two-storey extension to the rear of a single-storey terraced vernacular structure, to the restricted nature of the appeal site, and to Policy Objective HOU 34 of the Louth County Development Plan 2021-2027 which seeks to encourage sensitively designed extensions to existing dwellings which do not negatively impact on....the local streetscape, and to Section 13.9.12 of the Development Management Guidelines of the Louth County Development Plan 2021-2027 which for the refurbishment of existing vernacular dwellings specifies that the "design and scale of any extension is sympathetic to the scale, massing and architectural style of the existing building", it is considered that the proposed extension by reason of its height, scale, bulk and design would be visually obtrusive in the streetscape and would negatively impact on the character and setting of this structure of architectural heritage merit and would, therefore, be contrary to the relevant policy objectives of the Louth County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this *3rd* day of *May* 2022