

An
Bord
Pleanála

Board Order
ABP-312995-22

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21/1534

APPEAL by Paula Hennessy care of BER Services of Annavackey, Hackballscross, Dundalk, County Louth against the decision made on the 17th day of February, 2022 by Louth County Council to refuse permission.

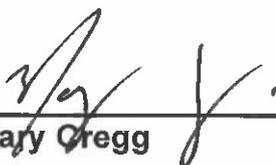
Proposed Development: Construction of a 1.5-storey dwelling, detached garage, wastewater treatment system with all associated site works at Gudderstown, Ardee, County Louth.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the siting of the existing dwelling and, taking into account the cumulative impact of the proposed dwelling and the permitted dwellings in the immediate hinterland, it is considered that the proposed development would represent an overdevelopment of one-off dwellings in this rural area and an intrusive encroachment of physical development in the open rural landscape. The proposed development would be contrary to Policy Objective HOU 47 of the Louth County Development Plan 2021-2027, which requires applications for one-off rural housing to comply with the standards and criteria set out in Section 13.9 of Chapter 13 (Development Management Guidelines), and specifically Section 13.9.4 (Site Selection) and Section 13.9.6 (Backland Development) of the development plan, which requires that applications consider the existing number of one-off dwellings in the area and the ability of the landscape to absorb further development without further eroding the rural character of the area. Furthermore, the proposed development would be contrary to Policy Objective HOU 42 of the Louth County Development Plan 2021-2027, which seeks to manage the development of rural housing in the open countryside by requiring any new dwelling to be 'appropriately designed and located so it integrates into the local landscape', and by requiring that any new dwelling 'does not negatively impact or erode the rural character of the area in which it would be located'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Oregg

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 27th day of June 2023.