

An
Bord
Pleanála

Board Order
ABP-313017-22

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 211503

APPEAL by Richard Kirwan of 1 The Gardens, Clogherhead, County Louth against the decision made on the 17th day of February, 2022 by Louth County Council to refuse permission.

Proposed Development: Permission for a new storey and a half style dwelling house with attached domestic garage, access onto public road via existing vehicular access, new wastewater treatment system and all associated site works at Callystown, Clogherhead, County Louth.

Decision

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

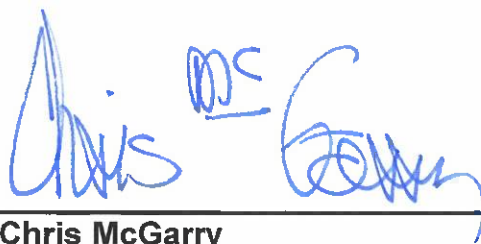
Reasons and Considerations

1. The proposed development at a location within an area characterised by a proliferation of one-off rural dwellings, would further expand and exacerbate an already excessive pattern of development. In addition, as a consequence of the lack of natural boundaries and screening to the site, the proposed development would result in an intrusive encroachment of physical development into the open rural landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in this area. Accordingly, the proposed development is considered to be contrary to Section 13.9.4 (Site Selection) of the Louth County Development Plan 2021-2027 which requires that applications consider the ability of a dwelling to integrate into the surrounding landscape as well as the ability of landscape to absorb further development of one-off housing. In this regard it is considered that the proposed development would contravene rural housing policy objective HOU 42 of the Louth County Development Plan 2021-2027 which seek to manage 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 does not negatively impact or erode the rural character of the area in which it would be located'. The proposed development would seriously injure the visual amenities of the area, would be contrary to the relevant provisions of the Louth County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of this area.



2. The proposed development by reason of overall size, design and layout, in particular the numerous front projections, together with the attached garage, in addition to a lack of natural screening at the subject site, is considered to result in an excessively bulky feature which would not be absorbed into the landscape. In this regard it is considered that the proposed development would seriously injure the visual amenities of the area and would not accord with the provisions of Section 13.9.9 and 13.9.10 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the documentation submitted with the application and appeal, including the report of the planning authority. In this regard the Board shared the view of the planning authority that the nature, scale and design of the proposed development including the proposed garage would lead to a significant visual impact at this rural location and that the proposed development by itself and by the precedent it would set, would seriously injure the visual amenity of the area and would be contrary to the relevant provisions of the current Development Plan for the area.

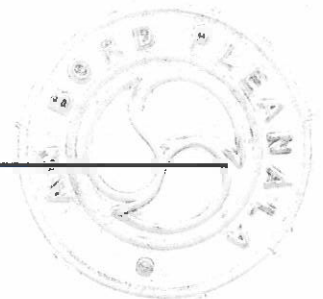


Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 12th day of July 2022