

An
Bord
Pleanála

Board Order
ABP-314762-22

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

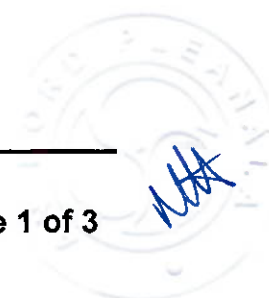
Planning Register Reference Number: 22580

Appeal by Ruta Klevinske care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 8th day of September, 2022 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Retention of unauthorised structures, including garden room with a canopy and open-sided shed and associated site works at Townparks, Mullenstown, Ardee, County Louth.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.



Reasons and Considerations

Having regard to the nature and extent of the development proposed to be retained, the location of the appeal site within a rural area and to the pattern of development in the area, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would be in accordance with Section 13.8.37 (Domestic Garages and Outbuildings) of the Louth County Development Plan 2021-2027, would not be prejudicial to public health, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed to be retained shall comply with the plans and particulars lodged with the application submitted, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The use of the 'garden room' shall not be utilised for human habitation and shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes. The structure shall not be subdivided from the existing house, either by way of sale or letting or otherwise and shall not be used for the carrying out of any trade or business. The toilet and kitchen facilities shall be removed from the 'garden room' within three months of the grant of retention permission.


Reason: In the interest of residential amenity.

3. The elevations of the open sided storage shed shall be rendered and painted to match the existing dwelling on site within three months of the grant of retention permission.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which (comprehensive SuDS assessment and SuDS measures), shall be submitted to the planning authority for written agreement within three months of the grant of retention permission.

Reason: In the interest of public health.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 8th day of November 2023.

