



An
Bord
Pleanála

Board Order
ABP-315908-23

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 22/986

Appeal by Paula Tiernan care of Genesis Planning Consultants of Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh against the decision made on the 17th day of February, 2023 by Louth County Council to refuse permission.

Proposed Development: Retention of a glazed balcony to the rear of existing dwelling and permission for alterations to the existing balcony and all associated site development works, all at Wavecrest Drive, Blackrock, County Louth.

Decision

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

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Reasons and Considerations

Having regard to the nature and scale of the proposed development and development proposed to be retained, it is considered that the balcony proposed to be retained is significant in size and projects beyond the rear building line of the existing dwelling to an extent that results in increased levels of overlooking of adjoining properties, a level of useable external space elevated relative to adjoining properties, and a significantly intrusive element by reason of its proximity to existing residential properties to the extent that seriously injures existing residential amenities. The proposed development and development proposed to be retained would be contrary to development 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 environment, residential amenities, surrounding properties, or the local streetscape and are climate resilient'. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Eamonn Patrick Kelly

Member of An Bord Pleanála

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

Dated this 27 day of June 2023.