



An
Bord
Pleanála

Board Order
ABP-316495-23

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22777

Appeal by Sharon and Jason O'Brien care of Foresight Design and Planning of Grangebellew, Drogheda, County Louth against the decision made on the 30th day of March, 2023 by Louth County Council to refuse permission.

Proposed Development: Retention of an existing outbuilding/garden shed to the rear of the property, use of shed for domestic living accommodation to be decommissioned, and all associated site development works, all at 183 Marian Park, Drogheda, County Louth.

Decision

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

Reasons and Considerations

The Board had regard to the Louth County Development Plan 2021 - 2027, including Section 13.9.10 concerning outbuildings within the curtilage of residential properties that will have a use incidental to the dwelling. In this case, the Board is not satisfied that sufficient information has been presented regarding the nature of use of the outbuilding/garden shed to justify the design and significant scale of the building proposed for retention. It is considered that the retention of the development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the absence of information concerning the need for an outbuilding/garden shed of this quantum and design at this location.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *25th* day of *August*, 2023.