



An
Bord
Pleanála

Board Order
ABP-319284-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 2360544

APPEAL by Christopher Rogers care of Robert Kenny Architectural and Engineering Services of Townley Hall, Drogheda, County Louth against the decision made on the 15th day of February, 2024 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Permission for alterations to an existing house including converting roof space to habitable accommodation at Tullakeel, Ardee, County Louth.

Decision

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

Reasons and Considerations

In noting the proposed development to convert roof space to habitable accommodation potentially encompassing sleeping accommodation, the Board considered, by reason of its relatively low ceiling height across a significant area of the floor of both rooms, the proposed development would negatively impact future residents, set an undesirable precedent for other similar inappropriate development in the vicinity and would be contrary to Policy Objective HOU 34 of the Louth County Development Plan 2021-2027, as varied, as it relates to sensitively designed extensions to existing dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Similarly, the Applicant has failed to demonstrate that the existing wastewater treatment system serving the property is in compliance with the Environmental Protection Agency Code of Practice 2021 and can cater for the increase in population equivalent capable of being provided at the site. Accordingly, in its current form as an application to increase habitable accommodation, the proposed development is contrary to Policy Objective IU18 (relating to private wastewater treatment systems) and Policy 13.8.35 (relating to house extensions) in the Louth County Development Plan 2021-2027, as varied, and would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of this area.



Eamonn James Kelly

Member of An Bord Pleanála

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



Dated this 13th day of September, 2024.