



An
Coimisiún
Pleanála

Commission Order
PL-500179-LH

Planning and Development Acts 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560524

Appeal by Hazel Brennan against the decision made on the 3rd day of October, 2025 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Retention and completion of extensions to domestic garage and fuel store granted under Planning Register Reference Number 17417. The ground floor extension to the front of the domestic garage with a floor area of 19 square metres and a first floor extension with a combined floor area of 68 square metres consisting of a home office and domestic store inclusive of all associated site development works at The Burren, Dunleer, County Louth.

Decision

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

Reasons and Considerations

Having regard to the nature of the structure with a stated ridge height of 7.25 metres, and a total floor area of circa 135 square metres, it is considered that the development proposed to be retained, by reason of its height and bulk, is excessive in scale for a domestic garage within the curtilage of a residential property in this rural location. Taken in conjunction with existing and permitted development in the area, the development proposed to be retained would constitute an excessive density of suburban-type development in a rural area, which would militate against the preservation of the rural environment and 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 Commission considered the totality of the documentation submitted with the application and appeal, along with the specific wording of the development management guidelines in relation to garages and outbuildings in the statutory development plan. In this regard, the Commission did not share the view of the Inspector that the applicants provided justification for the scale and height of the building vis a vis the nature of the proposed use as a domestic garage, and agreed with the view of the planning authority that the proposal does not therefore comply with section 13.9.10 of the Louth Development Plan 2021-2027 (as varied). The Commission also had regard to NGB 23 of the development plan which seeks to ensure the preservation of the uniqueness of a landscape character type by having regard to its character, value and objectives in accordance with national policy and guidelines and the Louth Landscape Character Assessment and by ensuring that new

development meets high standards of siting and design and does not unduly damage or detract from the character of a landscape or natural environment. The Commission determined that the two-storey garage structure would constitute an excessive density of suburban-type development in a rural area, which would detract from the character of the rural environment and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 27th day of February 2026

