

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 25165

APPEAL by Stephen Callan against the decision made on the 2nd day of January 2026 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Retention permission for an unauthorised residential structure in the rear garden with all associated site works at 41 Sliabh Breagh, Ardee, County Louth.

Decision

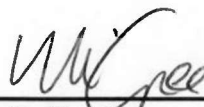
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The development for which retention permission is sought constitutes overdevelopment of the site and is considered to be contrary to section 13.8.17 (Private Open Space) and policy objective HOU 26 of the Louth County Development Plan 2021- 2027 (as varied), as it fails to provide

adequate, functional, and usable external space for recreational and domestic use for both the existing dwelling and the proposed unit. It would also adversely impact the amenity of the existing property by reason of overbearing and overshadowing effects. Accordingly, the proposal would conflict with the A1 zoning objective, which seeks in part to protect the amenities of adjoining properties, and would therefore be contrary to the proper planning and sustainable development of the area.

2. The accommodation proposed to be retained does not meet the minimum standards as set out in Housing Quality for Sustainable Communities Guidelines, 2007 and the minimum requirements for private open space provision as set out in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2025). The minimum standards for overall floorspace, internal room sizes, storage and private amenity space are not provided. In addition, no provision for bin storage, bicycle storage or bulky storage have been provided. The building for which retention permission is sought is of poor design and results in substandard residential accommodation, would set a harmful precedent for future similar substandard development and would be contrary to the proper planning and sustainable development of the area.



Liam McGree

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



Dated this 19th day of MAY 2026