



RECORD OF CHIEF EXECUTIVE'S ORDER

LOUTH COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

Chief Executive Order No: 429/2026

Register Reference Number: 2560815

Date Application Received: 16/12/2025

Type of Application: PERMISSION

Description of Development: The proposed development consist of (i) Demolition of existing single storey rear extension (ii) Construction of a two-storey rear extension (iii) All associated site and development works at 37 St. Alphonsus Road, Dundalk, Co. Louth.

Name of Applicant: Gerard & Courtney McKay

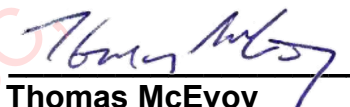
Location of Development: 37 St. Alphonsus Road, Dundalk, Co. Louth.

Recommendation: I hereby recommend that permission be **REFUSED** for the development described above, for the reason set out in the Schedule hereunder.

Signed: 
Orla Rooney
Assistant Planner

Dated: 10/06/2026

ORDER: In pursuance of the powers conferred upon the Council by the above acts, I concur with the above recommendation and I hereby decide to **REFUSE** permission for the development described above, for the reason set out in the Schedule hereunder.

Signed: 
Thomas McEvoy
Director of Services

Date: 12/06/2026

To whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001 by Order No. CE.S 201/25 dated 14th day of May 2025.

LOUTH COUNTY COUNCIL

L.C.P. 429/2026

REFERENCE NO. 25/60815

SCHEDULE

1. It is a requirement of Policy Objective HOU 36 of the Louth County Development Plan 2021-2027, as varied and Section 13.8.35 that residential extensions are sensitively designed, so as to visually integrate with the existing dwelling and to not negatively impact on residential amenities.

The proposed development comprises a two-storey extension which is substantial in scale in the context of the existing dwelling and site parameters, including the subject property's position as a mid-terraced two storey dwelling, sited between 2 no. 2 storey neighbouring dwellings. The proposed extension would be constructed close to the common neighbouring boundaries and in particular to that with No. 36 St. Alphonsus Road to the north. It has not been adequately demonstrated that the proposed extension can be constructed and maintained without impinging on neighbouring lands and that surface water run off / drainage can be appropriately dealt with within the site boundaries.

Furthermore, in considering the height and depth of the proposed extension, the Planning Authority considers that the proposed development is excessive in scale within this context and would subsequently have an unacceptable impact upon the amenities of neighbouring residents by way of dominance / overbearing impact (including on private amenity spaces) and loss of light, including the failure to pass the 45 degree angle test in accordance with Section 2.2.17 of BRE's '*Site Layout Planning for Daylight and Sunlight: A guide to Good Practice, 2022*' signifying that the development would result in the significant loss of daylight to both neighbouring properties to the north (no. 36 St. Alphonsus Road) and south (no. 38 St Alphonsus Road.)

Accordingly, the proposed development would contravene Policy Objective HOU 36 and Section 13.8.35 of the Louth County Development Plan 2021-2027, as varied as it would harm both the visual and residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.