



**An  
Bord  
Pleanála**

**Board Direction  
BD-013474-23  
ABP-313987-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2023.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development of the house-extension element by virtue of the architectural style chosen presents as being visually incongruous and unsympathetic to the host house, a vernacular style cottage, sited within a rural area and the Tara Skryne Hills Landscape Character Area, an area which is designated as being of exceptional value and high sensitivity. The proposed development by virtue of its design would also be contrary to Appendix 13 (Rural Design Guide) of the Meath County Development Plan 2021-2027 and accordingly would be contrary to the proper planning and sustainable development of the area.

In noting the proposal for demolition and retention of other ancillary structures on the site, while the Board did not have issue with these elements, given that collectively they form an intrinsic part of the overall development that is proposed and proposed to be retained, the Board was not satisfied that the granting of a part of the overall proposal would constitute proper planning for the area and accordingly the Board decided to refuse permission and retention permission for the overall development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the view of the inspector that the proposed house extension would not seriously injure the visual amenities of the area. Having regard to the

Meath Rural House Design Guide and taking into account the existing site context with the existing vernacular cottage on site, the Board considered that the proposed development, by virtue of the design put forward would represent a visually incongruous and unsympathetic extension to the host house that would be contrary to the provisions of the development plan, including Appendix 13 (Rural Design Guide) and good architectural design principles generally.

Board Member Patricia Calleary Date: 29/08/2023  
Patricia Calleary