



An
Bord
Pleanála

Board Direction
BD-014256-23
ABP-317420-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

The Board decided to make a split decision, to

- (1) grant permission for the retention and completion of the construction of a shed and all associated site works based on the reasons and considerations marked (1) under and subject to the conditions set out below, and
- (2) refuse permission for the retention of the conversion of a detached domestic outhouse to residential accommodation based on the reasons and considerations marked (2) under.

Reasons and Considerations (1)

The proposed development comprises of the retention and completion of a shed. Having regard to the existing permitted dwelling on the site, the overall design of the shed, the characteristics of the site, the surrounding area, subject to compliance with the conditions set out below, it is considered that the development proposed to be retained and completed would not seriously injure the visual or residential amenity of the area or of property in vicinity and would otherwise accord with the provisions of the Meath County Development Plan 2021-2027. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The shed shall be used for purposes of residential use connected with the main dwelling, and not for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: To protect residential amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Reasons and Considerations (2)

1. Having regard to the restricted nature of the site, the location of the site within an established residential estate and the pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate private amenity for existing and

future occupants and out of character with development in the vicinity. The proposed development would be contrary to policy DM OBJ 43 of the Meath County Development Plan 2021-2027 which requires that any backland development does not adversely affect the character and pattern of the area. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development fails to meet the minimum requirements for two-bedroom apartments with respect to floor area and room sizes as set out in the Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in 2022. The proposed development would, therefore, materially contravene DM POL 14 of the Meath County Development Plan 2021-2027 and would constitute a substandard form of residential development; and, if permitted, would establish an undesirable future precedent for similar developments of this kind and would be contrary to the proper planning and sustainable development of the area.

Board Member:



Mary Cregg

Date: 24/10/2023