



An
Bord
Pleanála

Board Direction
BD-017405-24
ABP-319196-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2024.

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

Reasons and Considerations

The Board did not consider that the applicant had demonstrated that the overall design quality of the proposed development was sufficient to allay its concerns re the quantum and quality of private open space for a 4+ bedroom house and therefore that the residents will enjoy a high standard of amenity.

The Board noted that both the Meath County Development Plan 2021-2027:

1. DM Objective 50 which requires "All applications for residential extensions in urban and rural areas shall comply with the following criteria:

High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc;

And

2. **11.5.12 Private Open Space** which states "

All houses should have an appropriate and useable area of private open space, exclusive of car parking, to the rear of the front building line. The minimum area of

private open space to be provided is set out in Table 11.1. and that Table 11.1 states that for four bedrooms or more the minimum area of private open space to be provided is 75 square meters.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the quality and quantity of private open space did not meet the requirements of the Meath County Development Plan 2021-2027 and that the applicant had failed to satisfy the Board that the overall design quality of the proposed development was sufficient to allay its concerns re the quantum and quality of private open space for a 4+ bedroom house and therefore that the residents will enjoy a high standard of amenity.

Board Member



Liam Bergin

Date: 05/09/2024