

An  
Bord  
Pleanála

**Board Direction**  
**BD-017812-24**  
**ABP-319793-24**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

The application site is zoned A1 - Existing Residential with the objective 'To protect and enhance the amenity and character of existing residential communities' in the Meath County Development Plan 2021-2027. Having regard to the pattern of development in the area, the size of the site, and the layout and design of the proposed development, it is considered that the proposed development would be contrary to DM POL 15 and DM OBJ 49 of the Meath County Development Plan 2021-2027, with respect to the provision of family flat extensions, and DM OBJ 50 with respect to residential extensions, and would result in low quality architectural design which would negatively impact on the visual amenities of the rear of the subject house. Furthermore, the proposed development would set an undesirable precedent for future development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Marie O'Connor

**Date:** 09/10/2024