

**An
Bord
Pleanála**

**Board Direction
BD-019791-25
ABP-321846-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2025.

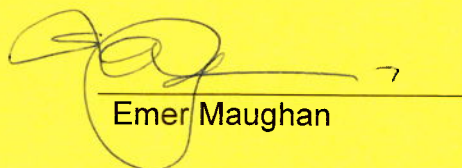
The Board decided, in a majority 2:1 decision, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the Rural Area (strong urban influence) zoning for the site, the planning history of the site with an extant permission for a two-storey replacement dwelling under planning reference 2460069, and RD POL 31 which seeks to encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings of the Meath Development Plan 2021-2027, it is considered that the proposed change of house type and revised layout which includes the retention of the existing dwelling for agricultural use undermines the replacement nature of the proposed new dwelling to the extent that it could no longer be deemed to qualify as a replacement dwelling under RD POL 31, the Board are not satisfied on the basis of the documentation provided, that a rural housing need has been demonstrated by the applicants in accordance with RD POL 1 which seeks to ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed.

The Board did not concur with the Inspector's or the planning authorities' reason for refusal that the proposed dwelling is contrary to the provisions set out in the Meath Rural House Design Guide as required by RD POL 9 of the Meath County Development Plan 2021 to 2027. The Board considered that the proposed dwelling design and siting accords with the provisions of inter alia Section 3.1 (site layout) 3.3 (entrances and driveways) 4.1 (building form) 4.2 (height) and 6.4 (2 storey houses) of the Meath Rural House Design Guide. The Board also considers RD POL 30 which promotes the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings to be reasonable.

Board Member



Emer Maughan

Date 03/06/2025