

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021432-25**  
**ACP-323208-25**

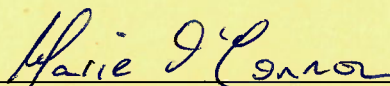
The submissions on this file and the Inspector's report were considered at a meeting held on 24/11/2025.

The Commission, on a majority of 2:1, decided to refuse permission for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 01/12/2025

  
Marie O'Connor

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

The site of the proposed development is located within an area defined as 'Areas under Strong Urban Influence' as set out in the Westmeath County Development Plan 2021-2027, where emphasis is placed on the importance of designing to integrate with the receiving landscape by selecting naturally sheltered and screened sites and the development of a simple built form that are reflective of traditional vernacular and in accordance with the Policy Objectives CPO 16.32 and CPO 16.33.

Having regard to the two storey design of the dwelling, the single storey scale of surrounding dwellings, the flat topography of the site, the positioning of the proposed development in the centre of the overall landholding with no established field boundaries, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission were satisfied that the applicant met the criteria in relation to the Rural Housing Need Policy Objective CPO 9.1 and that the dwelling design was not overtly suburban but were not satisfied that the proposed landscaping plan, which provided for trees/hedgerows along the boundaries of the site within the overall landholding which was not flanked with a minimum of two established natural boundaries, would aid visual integration or soften the visual impact of the development in the landscape.