

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: LB/150356

An Bord Pleanála Reference Number: PL 17.245798

APPEAL by Emma Reddan care of Christopher O'Rourke of The Mews, Bettystown Cross, Bettystown, County Meath against the decision made on the 2nd day of November, 2015 by Meath County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new front porch to the hotel and bar area at the Neptune Hotel, Bettystown Square, Bettystown, County Meath.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed new front porch which extends across a substantial area of the two existing buildings of varied architectural character which comprise the attractive Neptune Hotel at this prominent location in the centre of Bettystown, would not be consistent with the character and setting of these two distinct buildings, would, by nature of its materials and design, be unduly dominant in the context and settings of these buildings, and would seriously injure the visual amenities of the area and would be contrary to Policy HER POL 14 of the East Meath Local Area Plan 2014-2020 which requires 'To conserve, protect and enhance the architectural heritage and to ensure that new development makes a positive contribution to the historic character of the area'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.