

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Meath County**

**Planning Register Reference Number: RA/160256**

An Bord Pleanála Reference Number: PL 17.246702

**APPEAL** by Paddy and Eleanor O'Sullivan care of McGovern O'Brien of G2 The Steelworks, Foley Street, Dublin against the decision made on the 11<sup>th</sup> day of May, 2016 by Meath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Change of use of existing detached domestic garage to living accommodation at ground and first floor level, a reduction in number of velux roof windows to the south roof slope from four number to three number; two number new windows at ground floor level to the north elevation, one number new window at first floor level to the west elevation, one number new window at first floor level and a reduction in size of window at ground floor level to the east elevation and associated site works, all at Tullaghmedan, Drumree, 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**

1. The development to be retained would, by reason of providing residential accommodation within the garage structure, contravene materially a condition attached to an existing permission for development namely, condition number 10 attached to the permission granted by Meath County Council on the 1<sup>st</sup> day of September 2003 under planning register reference number TA/30190.
2. The development does not comply with the provisions for family flats set out in Section 11.2.3 of the Meath County Development Plan 2013-2019, which require such flats to be an integral part of the main dwelling and not detached. The development would result in the creation of an additional detached residential unit on a restricted site in an unserved rural area which is designated in the Meath County Development Plan 2013-2019 as being a rural area under strong urban influence. The development is out of character with the pattern of development in the vicinity, would set an undesirable precedent for other similar developments and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The Board is not satisfied based on the information provided with the planning application and the appeal that the development would not be prejudicial to public health given the lack of clarity regarding the design and capacity of the existing wastewater treatment system and associated percolation area and its potential to cater for the additional effluent arising from the change of use from a domestic garage to a residential unit. It is considered, therefore, that the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2016.**