

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Meath County

**Planning Register Reference Number: AA/161365**

An Bord Pleanála Reference Number: PL 17.248141

**APPEAL** by Artsom Berazon care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 9<sup>th</sup> day of February, 2017 by Meath County Council to refuse permission to Reda Valciukaite care of Wherity Chartered Surveyors of Unit 4, Block 4, City North Business Campus, Stamullen, County Meath.

**PROPOSED DEVELOPMENT:** Retention of: 1. The subdivision of the original single unit dwelling into two number apartment units. 2. The works to rear of the ground floor, an extended area out from original bungalow comprising two number bathrooms, two number bedrooms, one number kitchen and ancillary circulation space. 3. The works to rear of the first floor, extended area comprising a timber decking balcony. Permission for: 4. New works to include removal of existing one-metre high wall and 1.8 metres high wooden hoarding fence to front (south) and creation of private open spaces including bin storage spaces and gardens. 5. New works to include creation of two number on-street parking spaces with two-metre wide footpath. 6. A 2.10 metre high screen to existing 1<sup>st</sup> floor balcony of obscured glass to prevent overlooking. All at 6 Bachelor's Walk, Ashbourne, 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**

It is considered that the development proposed for retention and the proposed development, by reason of poor quality of usable private open space would seriously injure the residential amenity of future occupants, would represent overdevelopment of a restricted site, would set a precedent for similar type development in the area and would, therefore, 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            2017.**