



An
Bord
Pleanála

Board Order
PL 17.248749

Planning and Development Acts 2000 to 2017

Planning Authority: Meath County Council

Planning Register Reference Number: NA/170403.

Appeal by Doris Carney care of Vincent J. P. Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 1st day of June, 2017 by Meath County Council to refuse permission to the said Doris Carey.

Proposed Development: Construction of a two-storey extension to rear of existing two-storey semi-detached residence including all ancillary site works, all at 8 Russell Court, Proudstown Road, Navan, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with 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 development, by reason of its size and scale and its close proximity to the side boundary and rear amenity space of the adjoining semi-detached dwelling to the South East, number 7 Russell Court, would result in unacceptable overshadowing and loss of daylight of the rear garden serving the adjoining dwelling in evening periods and would have an unacceptable overbearing impact when viewed from the rear of the adjoining dwelling. The proposed development would, therefore, seriously injure the residential amenities of this adjoining property and would 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 2017