



An  
Bord  
Pleanála

**Board Order  
PL 17.249171**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: LB/170311**

**Appeal** by Patrick Shanahan care of Gráinne Mallon of 12 Balscadden Road, Howth, County Dublin against the decision made on the 18<sup>th</sup> day of August, 2017 by Meath County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a two-storey, three-bedroom detached dwelling to the side of above property and associated works at 35 The Maples, Narrowways, Bettystown, 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**

Having regard to the pattern of development in the area, the planning history of the site, the narrowness of the site, and the proximity of the proposed development to adjacent dwellings, the Board considered that the proposed development would not integrate satisfactorily in the streetscape, would seriously injure the amenities of property in the vicinity and, therefore, would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the planning history of the appeal site, deficiencies in the submitted drawings, and the inadequacy of the shadow impact assessment submitted by the applicant at further information stage.

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

**Dated this      day of      2018**