



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: NA/171248

APPEAL by Eamonn Sheridan care of Hendrik W. van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 20th day of June, 2018 by Meath County Council to refuse permission to the said Eamonn Sheridan.

Proposed Development Subdivision of an existing site to provide two number new semi-detached three-bedroom dwellings behind the existing end-of-terrace, each with access off the existing laneway and all associated site works and services at 14 Mellow Terrace, Academy Street, 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

1. Having regard to the location of the site relative to existing residential properties to the north and north-east and to the height, bulk and massing of the proposed building, it is considered that the proposed development would detract from the amenities of residential properties in the vicinity by reason of overshadowing and visual obtrusiveness. It is also considered that the development would be in conflict with the zoning objective to protect and enhance the amenity of developed residential communities, as set out in the current Navan Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the width and alignment of the lane off which access is proposed and to the proposed car parking, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of users of the lane. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.