

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

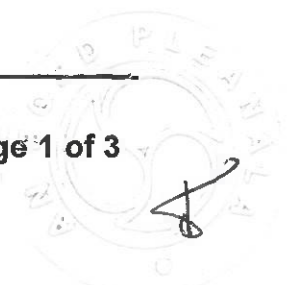
Planning Register Reference Number: AA/201733

APPEAL by Jonathan Quinn care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 18th day of January, 2021 by Meath County Council to refuse permission for the proposed development.

Proposed Development: The construction of a two number storey, three number bed dwelling, flanked by a single storey annexe with car port to the east. The development will also consist of the provision of a new vehicular entrance; installation of a proprietary wastewater treatment system with associated percolation area; all associated hard and soft landscaping; boundary treatments; site services and all infrastructural and site development excavation works above and below ground. Access to the proposed development will be via Robertstown Road, located off the L-5022-9 on a circa 0.687 hectare site at Robertstown, Ashbourne, 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. The site of the proposed development is located within an “Area Under Strong Urban Influence” as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, and Regional Policy as set out in RPO 4.80 of the Eastern and Midland Spatial and Economic Strategy to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, it is not considered that the applicant has a demonstrable economic or social need to live in this rural area. It is, therefore, considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.



2. Having regard to the existing pattern of development on the access laneway and along the L-5022-9, which is not zoned for residential development, and is identified as an Area Under Strong Urban Influence in the Sustainable Rural Housing Guidelines, 2005 and the National Planning Framework, it is considered that the proposed development for a stand-alone residential dwelling would constitute an undesirable pattern of ribbon development and would materially contravene section 10.5.2 of the Meath County Development Plan 2013-2019. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development would not be in accordance with the provisions of the Meath Rural House Design Guide by virtue of its height, mass, and mix of architectural styles. The proposed development would, therefore, represent a visually obtrusive form of development within the rural landscape, would be contrary to RD POL 9 of the Meath County Development Plan 2013-2019 and would be contrary to the proper planning and sustainable development of the area.
4. Having regard to the number of houses in place on the lane and the possible cumulative impact of individual on-site wastewater treatment facilities, it is considered that the proposed development would have the potential to create a public health hazard and would, therefore, be prejudicial to public health.

T. Ó Niadh

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *17th* day of *June*, 2021.