



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/2359

APPEAL by Bob Gallagher of Old Road, Dunsany, County Meath against the decision made on the 7th day of June, 2022 by Meath County Council to grant subject to conditions a permission to John Watters care of Eslin House Design, Cultrumner, Drumree, County Meath.

Proposed Development: Retention of detached timber single storey structure (28 square metres) incorporating gym, toilet and domestic storage shed for the only purpose of being incidental to the enjoyment of the existing dwelling, demolition of existing sun room and pergola-type structure to side of existing dwelling, built without the benefit of planning permission, demolition of existing shed and permission for proposed extension to side of existing dwelling, all at Old Road, Dunsany, County Meath, as revised by the further public notices received by the planning authority on the 12th day of May, 2022.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

P.C.

Reasons and Considerations

The proposed development of the house-extension element by virtue of the architectural style chosen presents as being visually incongruous and unsympathetic to the host house, a vernacular style cottage, sited within a rural area and the Tara Skryne Hills Landscape Character Area, an area which is designated as being of exceptional value and high sensitivity. The proposed development by virtue of its design would also be contrary to Appendix 13 (Rural Design Guide) of the Meath County Development Plan 2021-2027 and accordingly would be contrary to the proper planning and sustainable development of the area.

In noting the proposal for demolition and retention of other ancillary structures on the site, while the Board did not have issue with these elements, given that collectively they form an intrinsic part of the overall development that is proposed and proposed to be retained, the Board was not satisfied that the granting of a part of the overall proposal would constitute proper planning for the area and accordingly the Board decided to refuse permission and retention permission for the overall development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the view of the inspector that the proposed house extension would not seriously injure the visual amenities of the area. Having regard to the Meath Rural House Design Guide and taking into account the existing site context with the existing vernacular cottage on site, the Board considered that the proposed development, by virtue of the design put forward would represent a visually incongruous and unsympathetic extension to the host house that would be contrary to the provisions of the development plan, including Appendix 13 (Rural Design Guide) and good architectural design principles generally.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 13 day of September 2023

