

An  
Bord  
Pleanála

Board Order  
ABP-315444-23

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 22/489**

**APPEAL** by Eddie and Joseph Egan care of E. Egan Architect and Surveyors Limited of 15 Camperdown Street, Broughty Ferry, Dundee, Scotland against the decision made on the 1<sup>st</sup> day of December, 2022 by Westmeath County Council to refuse permission.

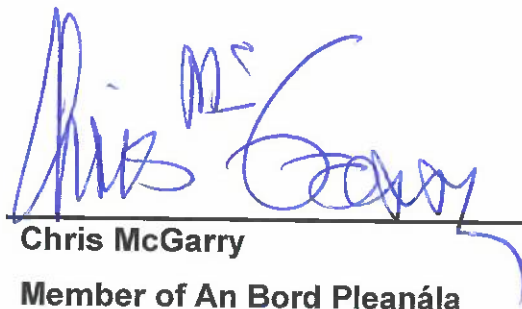
**Proposed Development:** New two-storey, two bedroom residential contemporary mews dwelling on an infill site, together with a new site entrance from Meadowbrook and connections to the existing site services, all at 134 Meadowbrook, Willow Park, Athlone, County Westmeath.

## **Decision**

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

## Reasons and Considerations

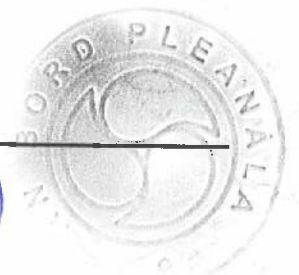
Having regard to the location of the proposed development within the rear gardens of two existing dwellings, in a mature residential area, and to the nature, specific scale and disposition of the proposed development on site, it is considered that the proposed development would seriously injure the amenities of residential properties in the vicinity by reason of overbearance and would result in a poor quality of private open space provision at the existing two dwellings at numbers 134 and 135 Meadowbrook. The proposed development would, therefore, constitute an inappropriate form of development at this location and would be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 12<sup>th</sup> day of May 2023.