

An
Bord
Pleanála

Board Order ABP-318461-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/536

Appeal by Adam Bohan of 25 Saint Brigid's Terrace, Oldcastle, County Meath and by Geraldine Briody of 23 Saint Brigid's Terrace, Oldcastle, County Meath against the decision made on the 26th day of October, 2023 by Meath County Council to grant subject to conditions a permission to Sarah Coyle care of Michael Hetherton Architectural and Engineering of Cogan Street, Oldcastle, County Meath.


Proposed Development: Construction of a new two-storey dwelling, demolish existing front boundary wall and create access, connect to mains services and all ancillary site development works to include landscaping and boundary treatment, all at rear of 24 Saint Brigid's Terrace, Oldcastle, County Meath, as revised by the further public notices received by the planning authority on the 2nd day of October, 2023.

Decision


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

Reasons and Considerations

It is considered that, by reason of its scale, mass, design, and location in the rear garden of an existing dwelling, the proposed development would constitute inappropriate piecemeal backland development which would seriously injure the amenities of property in the vicinity by reason of proximity and overlooking, would be out of character with the pattern of existing development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 11th day of July 2024.