



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/1107

APPEAL by Ruairí Nestor of 60 Ashvale Court, Duleek, County Meath against the decision made on the 8th day of February, 2024 by Meath County Council to grant subject to conditions a permission to Keith Rooney care of Gerry Eustace of Barns Road, Beabeg, Drogheda, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a partly built extension to the rear of the dwelling and permission to complete the extension to include lowering of the perimeter walls to facilitate a flat roof design to a height not exceeding 3.2 metres, two number roof lights to the proposed flat roof and all associated site works at 61 Ashvale Court, Duleek, County Meath.

Decision

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

Reasons and Considerations

The Board did not consider that the applicant had demonstrated that the overall design quality of the proposed development was sufficient to allay its concerns re the quantum and quality of private open space for a four-bedroom house and therefore that the residents will enjoy a high standard of amenity.

The Board noted that both the Meath County Development Plan 2021-2027:

1. DM OBJ 50 which requires "All applications for residential extensions in urban and rural areas shall comply with the following criteria:

High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc, and

2. Private Open Space which states:

"All houses should have an appropriate and useable area of private open space, exclusive of car parking, to the rear of the front building line. The minimum area of private open space to be provided is set out in Table 11.1. and that Table 11.1 states that for four bedrooms or more the minimum area of private open space to be provided is 75 square metres.

The proposed development would, therefore not, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the quality and quantity of private open space did not meet the requirements of the Meath County Development Plan 2021-2027 and that the applicant had failed to satisfy the Board that the overall design quality of the proposed development was sufficient to allay its concerns re the quantum and quality of private open space for a four bedroom house and therefore that the residents will enjoy a high standard of amenity.



Liam Bergin

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

Dated this 10th day of September 2024.