



An
Bord
Pleanála

Board Order ABP-319793-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/104

Appeal by Nijole Rupsiene care of David Duignan Architectural and Planning Consultants of Dunmoe, Navan, County Meath against the decision made on the 3rd day of May, 2024 by Meath County Council to refuse permission.

Proposed Development: Dismantle existing single storey granny flat log cabin and relocate to rear of house with new lobby connection to existing house and all ancillary site works, all at 8 Dunloe Avenue, Windtown, Navan, County Meath.

Decision

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

Reasons and Considerations

The application site is zoned A1 - Existing Residential with the objective 'To protect and enhance the amenity and character of existing residential communities' in the Meath County Development Plan 2021-2027. Having regard to the pattern of development in the area, the size of the site, and the layout and design of the proposed development, it is considered that the proposed development would be contrary to DM POL 15 and DM OBJ 49 of the Meath County Development Plan 2021-2027, with respect to the provision of family flat extensions, and DM OBJ 50 with respect to residential extensions, and would result in a low quality architectural design which would negatively impact on the visual amenities of the rear of the subject house. Furthermore, the proposed development would set an undesirable precedent for future development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 10 day of October 2024.