

An
Bord
Pleanála

Board Order
ABP-320188-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/93

APPEAL by Jurji Bardiukov care of BPS Planning and Development Consultants of Ballintone, Greenan, Wicklow and by Jurgita Taukeviciute of 2 Dunloe Park, Windtown, Navan, County Meath against the decision made on the 26th day of June, 2024 by Meath County Council to grant subject to conditions a permission to Alekseis and Julia Gasperovics care of David Duignan Architectural and Planning Consultants of Dunmoe, Navan, County Meath.

Proposed Development: Two-storey extension to rear and side of house and dormer annex alteration to existing rear roof and gable wall to increase storage area to attic with all ancillary site works at 3 Dunloe Park, Windtown, Navan, 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, having considered the details of the file, concurred with the Inspector that the proposed dormer extension would contravene objective DM OBJ 50 of the Meath County Development Plan 2021-2027, but did not accept the Inspector's recommendation to grant permission for the two-storey extension to the rear and side.

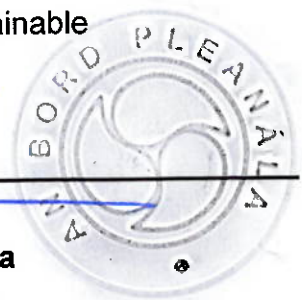
The Board disagreed with the opinion of the Inspector that the proposed low level, lean-to pitched roof of the proposed two-storey extension, would harmonise with the flat roof design to the front of existing dwelling. The Board was also of the opinion that the proposed offset of the two-storey extension from the south-eastern boundary with number 2 Dunloe Park, by 0.25 metres, would not be adequate to provide a meaningful space for maintenance purposes.

Whilst accepting the capacity for a rear extension to the existing dwelling, the Board was of the opinion that the development as proposed, due to its height, extent and proximity to the boundary, resulted in overbearance.

The Board concluded that notwithstanding the angled arrangement of the dwellings at Dunloe Park, which present as a crescent shape, the scale and mass of the proposed development would be dominant and overbearing, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Rose McGovern

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



Dated this 18 day of November 2024.