



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/60618

Appeal by Jacinta Doolan care of Brendan English Planning and Design Services of Sequoia Lodge, Nugentstown, Kells, County Meath against the decision made on the 1st day of October, 2024 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Planning permission for the temporary retention of existing log cabin (circa 53 square metres) currently accessed off existing private lane located at Cultromer, Drumree, County Meath.

Decision

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

Reasons and Considerations

Notwithstanding the temporary nature of the proposed development, it is considered that, having regard to the layout, design, materials and finishes of the subject development, the proposal would constitute a form of development that would be contrary to the provisions of Policy RD POL 9 of the Meath County Development Plan 2021-2027 (Rural Residential Development: Design and Siting Considerations), requiring rural housing to be designed in accordance with the "Meath Rural House Design Guide" (appended to the Development Plan), to ensure high standards in the design and construction of rural housing to ensure that they integrate harmoniously with their surroundings and thereby protect the amenity and character of the countryside of County Meath. Furthermore, it is considered that the subject structure would provide a substandard level of accommodation for its occupant(s) as the internal floor area would be less than the minimum requirement for one-bedroom houses as set out in Quality Housing for Sustainable Communities (2007), published by the Department of the Environment, Heritage and Local Government. Accordingly, it is considered that the proposed development would represent a substandard type of residential accommodation, which would be contrary to the provision of the Meath Rural House Design Guide, which is a constituent part of the Meath County Development Plan 2021-2027, would result in a poor standard of residential amenity for the occupant(s) of the dwelling, would set an undesirable precedent for similar forms of substandard residential accommodation and would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam McGree

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

Dated this 24TH day of APRIL 2025.