

An
Bord
Pleanála

Board Order ABP-321510-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/60829

Appeal by David Woods care of John Darcy of Pine View Lodge, Bogesky, Ballyjamesduff, County Cavan against the decision made on the 25th day of November, 2024 by Meath County Council to refuse permission.

Proposed Development: Construction of a detached one storey house with a finished height of 4,892 millimetres and a habitable living space of 61 square metres. The proposed bungalow floor plan includes a kitchen/living space, entrance, storage, bathroom, and two bedrooms. There is a proposed three-metre-wide entrance driveway to the property and parking space for two cars. The house will be finished as a contemporary bungalow with a two-shade sand/cement render finish and slate effect roof tiling. Also, a biocycle system will be installed with a percolation area. Plus, all associated site works, all at Wintergrass, Bellewstown, County Meath.

Decision

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

Reasons and Considerations

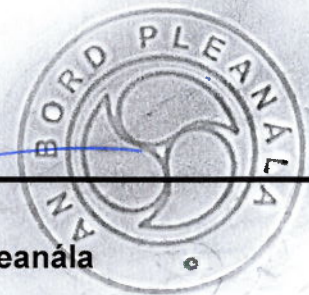
Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the Meath County Development Plan 2021-2027, it is considered that it has not been demonstrated, through the submission of adequate documentation, that the applicant comes within the scope of the housing need criteria as set out in the Guidelines or the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 14th day of April . 2025.