

An
Bord
Pleanála

Board Order ABP-321846-25

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/60965

Appeal by Sylvester O'Byrne and Mary English care of Noeleen Shannon of 9 Corraback, Belturbet, County Cavan against the decision made on the 16th day of January, 2025 by Meath County Council to refuse permission.

Proposed Development: Change of house type and revised layout from that previously granted under Planning Register Reference Number 24/60069 and the re-use of the existing dwelling as a farm outbuilding, all at Cannistown, Navan, County Meath.

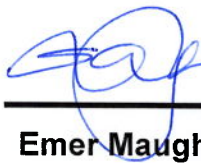
Decision

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

Reasons and Considerations

Having regard to the Rural Area (strong urban influence) zoning for the site, the planning history of the site with an extant permission for a two-storey replacement dwelling under Planning Register Reference Number 2460069, and policy RD POL 31, which seeks to encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings of the Meath County Development Plan 2021-2027, It is considered that, the proposed change of house type and revised layout which includes the retention of the existing dwelling for agricultural use undermines the replacement nature of the proposed new dwelling, to the extent that it could no longer be deemed to qualify as a replacement dwelling under policy RD POL 31. The Board is not satisfied, on the basis of the documentation provided, that a rural housing need has been demonstrated by the applicants in accordance with policy RD POL 1, which seeks to ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed.

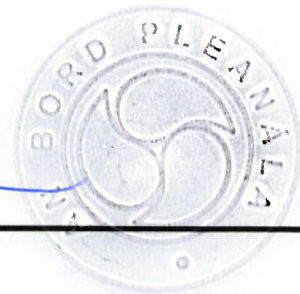
The Board did not concur with the Inspector's or the planning authorities' reason for refusal that the proposed dwelling is contrary to the provisions set out in the Meath Rural House Design Guide as required by RD POL 9 of the Meath County Development Plan 2021-2027. The Board considered that the proposed dwelling design and siting accords with the provisions of inter alia Section 3.1 (site layout), 3.3 (entrances and driveways), 4.1 (building form), 4.2 (height), and 6.4 (two storey houses) of the Meath Rural House Design Guide. The Board also considers policy RD POL 30, which promotes the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disuse vernacular or traditional dwelling to be reasonable.



Emer Maughan

Member of An Bord Pleanála

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



Dated this 3rd day of June 2025.