

An
Coimisiún
Pleanála

Commission Order
ABP-322490-25

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/60774

Appeal by Joe McGrath care of Andrew Johnston of Railway Cottage, Grangebellow, Drogheda, County Louth against the decision made on the 4th day of April, 2025 by Meath County Council to refuse permission.

Proposed Development: New vehicular entrance located to the side boundary wall accessing the avenue carriageway and all associated site development works at 1 The Dale, Sevit Manor, Bettystown, County Meath, as revised by the further public notices received by the planning authority on the 12th day of March, 2025.

Decision

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

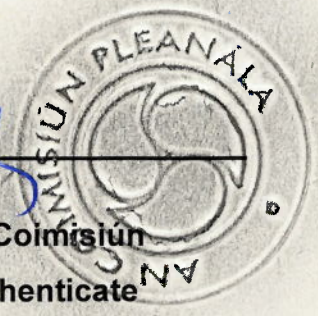
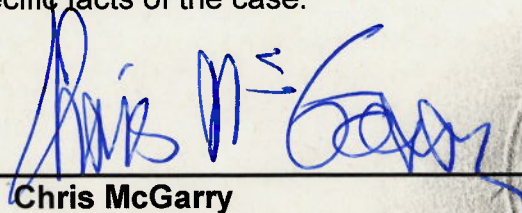
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Reasons and Considerations

1. Based on the information submitted, in particular the absence of any robust justification and rationale relating to the need for additional car parking spaces to the rear of the property, having regard to the adequate in curtilage car parking provision at the front of the dwelling, to the consequent loss of established private amenity space as a consequence of the proposed new parking area within the original rear garden area, and to the resultant substandard form and layout of the rear garden area with the proposed access and parking area intervening into the space between the main house and the significantly reduced garden area, with a resultant poor disposition of garden space, and associated residential amenity of the overall dwelling and garden area, it is considered that, if permitted, the proposed development would result in haphazard/piecemeal development and would be contrary to the 'A1-Existing Residential' land use zoning where the zoning objective is 'To protect and enhance the amenity and character of existing residential communities'. The proposed development, by itself and by the precedent it would set, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The wooden boundary fence proposed to be retained would, by reason of its design, scale and location to the front of an existing dwelling in a housing development, with a clearly established pattern of development in terms of front boundary treatment, constitute a visually obtrusive and highly jarring element that is out of character with the established pattern of development. The development proposed to be retained would have an adverse impact on the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision, with a grant of permission for the provision of a new vehicular access and egress and associated parking area to the immediate rear of the established house, the Commission considered that the consequent form of development to the rear of the house would result in a substandard form of residential amenity at the existing dwelling. This substandard form of development is due to a discordant introduction of surface car parking into an area directly to the rear of the dwelling and with an adverse visual and functional intervention into the overall form and coherence of the original house and garden area itself and with a poor relationship between the house the remaining garden area due to the introduced presence of vehicles at this specific location.

Furthermore, the overall house and curtilage already provides significant off-street parking and associated facilities to the front of the property. To grant permission for the reduction of established garden area to provide for further additional surface parking at a property which is already supplied with off street parking provision to a level consistent with the overall principles of the development plan and Ministerial Guidance (the Sustainable Residential and Compact Settlement Guidelines (2024)) would lead to the deterioration of the overall coherent form of residential amenity at this established single house property and would be inconsistent with the protection of residential amenity. In this regard, the Commission noted and shared the conclusions of the planning assessment as undertaken by the planning authority with regard to the specific facts of the case.



Chris McGarry

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 29th day of July 2025.