

Meath County Council

Planning Report

To:	Lisa Carroll, A/Senior Executive Planner
From:	Ryan Keleghan, Assistant Planner
File Number:	2660835
Applicant:	Aleksejs & Julia Gasperovics
Development Address:	3 Dunloe Park, Windtown, Navan, Co. Meath. C15VX5C
Application Type:	Permission
Date of Site Inspection:	24/08/2026
Date of Report:	24/08/2026
Date Decision Due:	29/08/2026
Development Description:	The development will consist of a two-story extension to the rear and side of the house.

1. Site Location & Description

The site measures 0.03ha and is located within the townlands of Windtown, the subject site is located within the settlement boundary of Navan. The site is currently residential with a semi-detached dwelling on site. The subject site is located within the 'Dunloe Park' residential housing estate. The site is located off the internal service roads of the residential estate and the local road L-3409-45. The site is immediately surrounded by residential dwellings.

The site is zoned A1 – Existing Residential. The site is not located within an Architectural Conservation Area (ACA). There are no Protected Structures, Recorded Monuments or Protected Views within the application site. The site is located within the 'Blackwater Valley', river corridor and estuary landscape character area, which has a very high landscape character value and has a high landscape sensitivity.

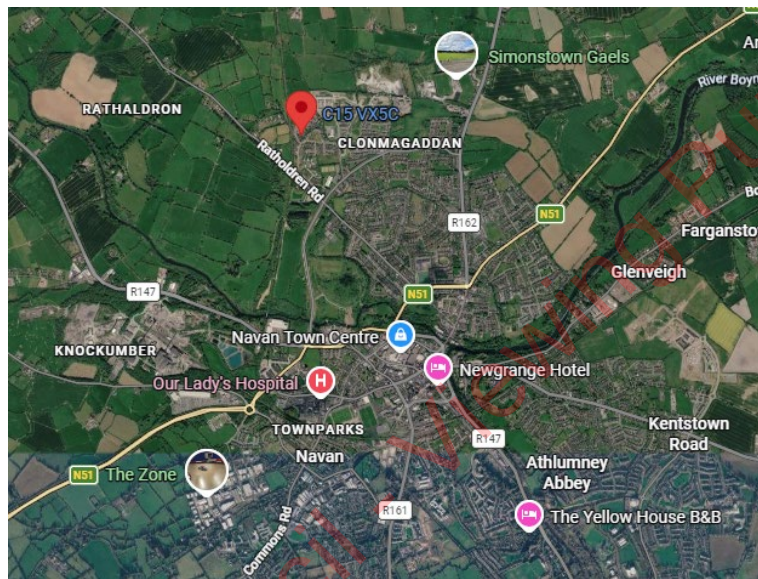


Figure 1: Site Location. (Source: Google Maps, 2026)



Figure 2: Aerial Photograph of Site (Approximate Redline Boundary). (Source: Google Maps, 2026).

Site Inspection Photography



Figures 3-5: Images taken from the site inspection carried out on the 24/08/2026.

2. Proposed Development

The Applicant is seeking planning permission for development which is described in the Application Form as *“the development will consist of a two-storey extension to the rear and side of the house.”*

3. Planning History

A review of the Meath County Council Planning Register indicates that there is recent and relevant planning history on subject site. The following is noted:

- **Plan Ref No. 2560093/ABP-322233-25:** Planning permission was refused by the Local Authority and subsequently granted by An Commission Pleanála (ACP).

The development is described as *“the development will consist of a two-storey extension to the rear and side of the house, including a ground-floor room for the applicant’s elderly mother and an upstairs bedroom for their son. It will also include ancillary site works”*. Meath County Council refused the development for the following reason; “

"It is considered that the proposed development by reason of its height, scale and design would be contrary to DM OBJ 50 of the Meath County Development Plan 2021-2027. If permitted, the proposed development would fail to integrate with the existing dwelling by virtue of the proposed height and scale, would negatively impact the residential amenities of adjacent residents and can be considered as dominant and overbearing.

Accordingly, to grant the proposed development would seriously injure residential amenities of adjacent properties in the vicinity and would represent piecemeal development, set a future undesirable precedent for similar developments of this nature and be contrary to the proper planning and sustainable development of the area". The decision was subject of a first party appeal. ACP decided to overturn the decision for refusal and grant the development subject to conditions. The inspector initially decided to refuse permission, but the Commission decided to not accept this decision and grant permission.

- **Plan Ref No. 2493/ ABP-320188-24:** Planning permission was granted by the Local Authority and subsequently refused by An Commission Pleanála. The development is described as *"two storey extension to rear & side of house & dormer annex alteration to existing rear roof & gable wall to increase storage area to attic with all ancillary site works"*. The application was subject to a third-party appeal. ACP decided to overturn the decision for grant and refused the development subject to the following reason:

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.

- **Plan Ref No. NA171200:** Planning permission was granted for a “*detached domestic store to rear of house with all ancillary site works*”.
- **Section 5 Referral NS525123:** Declaration that the development is exempted development.

4. Policy Context

Project Ireland 2040, The National Planning Framework (NPF)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) 2019-2031

Meath County Development Plan 2021-2027

- Section 11.5.25 outlines the development standards and guidance for domestic extensions in Urban and Rural Areas. These standards emphasise matters such as the design of the extension which should be of high-quality which respects and integrates with the existing dwelling; the impact on the visual and residential amenities of the area and the amenities of the property to be extended; provision of car parking and, where applicable, sewage treatment and disposal facilities. In this regard, the following is relevant:

DM OBJ 50: All applications for residential extensions in urban areas shall comply with the following criteria:

- *High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc.*
- *The quantity and quality of private open space that would remain to serve the house.*
- *Flat roof extensions, in a contemporary design context, will be considered on their individual merits;*
- *Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour's privacy.*
- *Extensions which break the existing front building line will not normally be acceptable. A porch extension which does not significantly break the front building line will normally be permitted.*
- *Dormer extensions shall not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof.*
- *Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection, etc.*
- *Ability to provide adequate car parking within the curtilage of the dwelling house.*
- *In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application.*

INF OBJ 15: To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).

All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5. Submissions

There have been no submissions received on behalf of this application.

6. Representations

No councillor representation has been received on behalf of this application.

7. Prescribed Bodies

The application was not referred to any Prescribed Bodies.

8. Internal Referrals

The application was not referred to any Internal Departments.

9. Pre-Application Consultation

A review of Section 19 of the submitted Application Form indicates that there wasn't a pre-planning consultation held in respect of the proposed development.

10. Planning Assessment

The main planning considerations in the determination of this application are:

- Principle of Development
- Design & Layout
- Flood Risk
- Archaeology/Built Heritage
- Transportation
- Site Services

10.1 Principle of Development

The application site land zoning is stated as A1 – Existing Residential, according to the Meath County Development Plan 2021-2027. This zoning objective is as follows; *“To protect and enhance the amenity and character of existing residential communities”*.

The application site is zoned ‘A1 – Existing Residential’ in the Meath County Development Plan 2021-2027 where a ‘Residential’ is a permitted use. The existing dwelling on the site has satisfied the principle of development. The proposed development comprising alterations and an extension to this structure.

The proposed development is considered to be acceptable in principle subject to a detailed planning assessment and compliance with the design standards and assessment criteria provided within the Meath County Development Plan 2021-2027.

10.2 Design & Layout

The Applicant is proposing a two-storey rear extension to the existing dwelling. The proposed rear extension will project from the dwelling by 5.8m. The extension has a width of 5.78m. The floor area of the proposed development is approximately 58m². The proposed extension consists of a ‘room for granny’, ‘utility room’ and bedroom. There are a number of windows proposed on the rear elevation of the proposal. There is also the addition of a window on the first-floor flank wall of the development.

The proposed external finishes of the development have not been clearly detailed. The roof is to be finished with concrete tiles.

The proposed development is similar to the previously permitted development by ACP, albeit a wider development, with no setback on the first floor. The development is 0.7m wider than what was permitted and will be visible from the front elevation of the development. The concerns which are noted by the Planning Inspector as part of the recent ACP decision are noted here and considered to be exacerbated by the widened development.

The wider development could further negatively impact the residential amenity of the development given the larger bulk and mass of the proposed development and would be even more overbearing on the neighbouring dwellings private amenity space. The proposed development would subsequently contravene DM OBJ 50 for a lack of *“high quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale”*, while also negatively *“impact on amenities of adjacent residents, in terms of light and privacy”*.

The concerns from the Planning Inspector in relation to the overdevelopment of the site are also worth noting.

The plans and particulars also detail that the works are existing, with the application form absent of the total proposed floor area. This is misleading. From a site inspection, the works have not been carried out.



Figure 6: Proposed Rear Elevation, as submitted.

10.3 Flood Risk

The Meath County Development Plan 2021-2027 refers to Flood Risk Management as a key area of assessment. A review of the area indicates that the application site is not located in an identified flood risk zone in the OPW PFRA Mapping/Strategic Flood Risk Assessment for County Meath carried out for the Meath County Development Plan 2021-2027. The closest flood zone is located 580m north of the site. This is a Flood Zone A; therefore, the zone is defined as an area of high probability of flooding. However, the subject site is located within a Flood Zone C.

10.4 Archaeology/Built Heritage

There are no known Recorded Monuments or Protected Structures within the site. There is a Recorded Monument situated within close proximity of the site, this is located 950m east of the site, this is a 'Ringfort - rath' (SMRS: ME025-014). This is unlikely to be impacted by the proposed development.

10.5 Transportation

The site will be accessed through an existing residential entrance off the internal service roads of the residential estate. There are no proposed upgrades to this entrance.

10.6 Site Services

As outlined in the Application Form submitted by the Applicant the dwelling and proposed extension site services are stated as 'Not Applicable'. This is not appropriate.

11. Appropriate Assessment

Article 6(3) of Council Directive 92/43/EEC (the Habitats Directive) compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

'Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities' (2009) provide advice to planning authorities on their obligations under the Habitats Directive. The document, "Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities", states that where, from the nature, size and location of the development, it is unclear if the proposal will have a significant effect on a Natura 2000 site(s), a Natura Impact Statement will be required.

The following Natura 2000 sites are located within 15km of the subject site:

- River Boyne and River Blackwater SAC (002299)
- River Boyne and River Blackwater SPA (004232)

The Planning Authority considered the nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

12. Environmental Impact Assessment

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). This determination is based on the requirements set out in Schedule 5 of the Planning and Development Regulations, 2001 to 2026, Schedule 5 requirements.

The Planning Authority is required to determine if the proposed development requires an EIA. The proposed development does not equal or exceed a threshold or represent a category of project listed in Schedule 5 of the Planning and Development Regulations 2001 to 2026.

Having regard to the small scale and nature of the development and the site location, the proposal would not require a sub-threshold EIA.

13. Recommendation

Having regard to the details submitted as part of the application, it is considered that the policies and objectives of the Meath County Development Plan 2021-2027 have not been satisfied and it is therefore recommended that permission is **REFUSED** for the following reasons:

1. Having regard to the pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties and would be contrary to DM OBJ 50 of the Meath County Development Plan 2021 -2027 by reason of visual obtrusion and overbearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

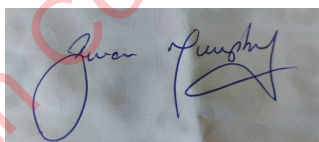
REFUSAL



Ryan Keleghan

Assistant Planner

Date: 24/08/2026



Brian Murphy

Senior Executive Officer.

Dat 26/08/2026

RECOMMENDATION

ACCEPTED

27 August 2026

SIGNED:



Lisa Carroll

A/Senior Executive Planner

Date: 26/08/2026