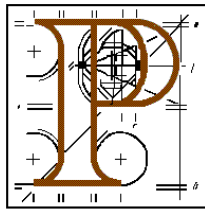


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Monaghan County

Planning Register Reference Number: 14/254

An Bord Pleanála Reference Number: PL 18.244633

APPEAL by Genevieve Gallagher of 11 Glenown, Ballinode, County Monaghan against the decision made on the 6th day of March, 2015 by Monaghan County Council to grant subject to conditions a permission to Hilary and Raymond Comac care of Aidan Sherlock of Dawson Street, Monaghan Town, County Monaghan in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The erection of a two-storey extension to the side of existing dwellinghouse and all associated site works at Number 14 Glenowen, Cappog, Ballinode, County Monaghan, as amended by the revised public notice received by the planning authority on the 9th day of February, 2015 which included the as built domestic garage on site and the as built sunroom to the rear of the dwelling.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to Section 15.1.2 – ‘Alterations and Extensions’ and to the stated Policies ADP2, ADP3 and ADP4 in ‘Policies for Alterations to Dwellings’ in the 2013-2019 Monaghan County Development Plan and the pattern of development in the area, and having regard in particular to the limited scale of the proposed residential extension to the side of the existing two-storey dwelling and the distance of the proposed two-storey extension from the boundaries of the subject site with the adjoining residential properties to the west and north, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 9th day of February, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All windows proposed at first floor level along the western elevation of the proposed extension shall be omitted. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of the area.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2015.