

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: LB/151206**

An Bord Pleanála Reference Number: PL 17.246256

**APPEAL** by James and Nuala McGuigan of 9 Saint Anthony's Villas, Laytown, County Meath against the decision made on the 19<sup>th</sup> day of February, 2016 by Meath County Council to grant subject to conditions a permission to Eusebiu Danca care of Aidan Geraghty of Dromin, Dunleer, County Louth in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Rear two-storey extension to existing dwelling, alterations to front elevation including relocation of entrance door and all associated site works at 8 Saint Anthony's Villas, Laytown, County Meath.

## 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 the zoning provisions of the Meath County Development Plan 2013-2019 and to the scale, mass and height of the proposed development and the pattern of development in the area, the Board considered that the proposed development would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would be in keeping with the pattern of development in the area and established rear building line of adjoining properties.

## **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 27<sup>th</sup> day of January, 2016, 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 surface water run-off, including that from roofs, shall be collected and disposed of within the site to the surface water drainage system.

**Reason:** To prevent pollution.

3. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit. The proposed extension shall not be let, sold or otherwise transferred or conveyed save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

4. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

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

**Dated this            day of            2016.**