



Planning and Development Acts 2000 to 2019

Planning Authority: Westmeath County Council

Planning Register Reference Number: 19/6352

APPEAL by Bob Wiley care of John Madden and Associates of Blackhall Street, Mullingar, County Westmeath against the decision made on the 19th day of February, 2020 by Westmeath County Council to refuse retention permission.

Proposed Development: Retention of change from a glazed window to a glazed door and to retain safety rails around the perimeter of the flat roof and all associated site works, located at rear of property at Main Street, Kinnegad, County Westmeath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

The door proposed for retention provides access to first floor flat roof area where overlooking of neighbouring properties and overlooking from neighbouring properties would occur, and the railings proposed for retention would not provide for safe and secure use of the area or protect the privacy of users of the space, or of the adjoining residential properties. The proposed development for retention would seriously injure the residential amenities of neighbouring properties by reason of overlooking and loss of privacy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020