



An
Bord
Pleanála

Board Direction
PL17.247621

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 28th, 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to:

- the design, nature and extent of the proposed development,
- the provisions of the Meath County Development Plan 2013-2019 including the location of the site within the Headfort Demesne Architectural Conservation Area,
- the planning history of the Blackarch Wood housing development including the history of planning applications for domestic extensions to existing dwellings in the area,
- the screening of the site provided by mature trees and hedgerows, and
- the pattern of development in the area,

it is considered that, subject to compliance to the conditions set out below, the proposed extension would be acceptable in terms of size, scale and design, would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the character and setting of the Headfort Demesne Architectural

Conservation Area. 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, 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 the 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. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let 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.

3. A detailed construction method statement shall be submitted to and agreed with the planning authority prior to commencement of development to ensure that the roots of the adjacent beech trees to the proposed extension are protected during the course of the construction works.

Reason: In the interest of visual amenity.

Board Member

Date: Feb. 28th, 2017

Nicholas Mulcahy