



An
Bord
Pleanála

Board Direction
BD-001851-18
ABP-302811-18

The submissions on this file and the Inspector's report and additional information received from the planning authority (05.12.18) were considered at a Board meeting held on 05/12/2018.

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 provisions of the Meath County Development Plan 2013-2019, the pattern of development in the area, and to the nature and scale of the proposed development, 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 property in the vicinity and would not give rise to a traffic hazard. 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 commencement of development and the development shall be carried out

and completed in accordance with the agreed particulars. In the default of agreement the matter(s) in dispute may be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. The developer shall carry out the following requirements within three months of the date of this permission:

(a) The stove and flue shall be decommissioned and permanently removed from the structure.

(b) The shower and all associated fittings including the shower tray and shower door shall be permanently removed.

(c) The internal wall as shown on drawing no. 18017-05 shall be erected between the utility room and garage area.

(d) The garage doors shall be fitted on the west elevation.

(e) The window at mezzanine level on the east elevation shall be removed permanently.

(f) Partition walls at mezzanine level shall be removed.

These works shall be carried out within three months of the grant of this permission.

Reason: In the interests of proper planning and sustainable development, to safeguard the amenities of the area.

3. The mezzanine level shall be used for storage purposes associated with the main dwelling house only.

Reason: In the interest of proper planning and orderly development.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to use as a domestic garage ancillary to the main dwelling house (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity

Board Member

Date: 05/12/2018

Paul Hyde