

An
Bord
Pleanála

Board Direction
BD-015281-24
ABP-315611-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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 2021-2027, including the zoning objective for the site ('A1 – Existing Residential'), which seeks to protect and enhance the amenity and character of existing residential communities; it is considered that the development for which retention is sought would not injure the visual or residential 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 on 1st November 2022 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....The shed to be retained, comprising games rooms/gym, shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

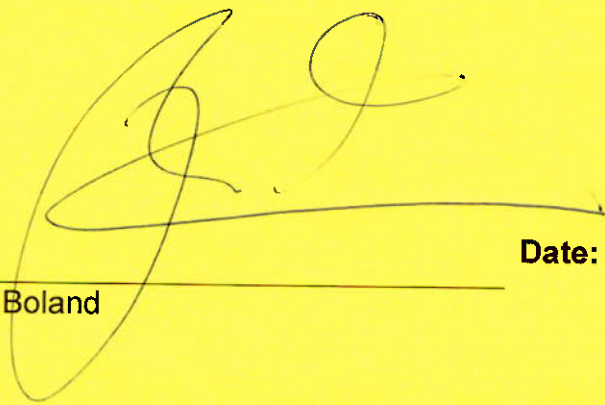
Reason: In the interests of residential amenity.

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

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

Note: The Board did not share the view of its Inspector that the application of a condition requiring the removal of the toilet and kitchenette was necessary having regard to the requirements of condition 2 and the new condition 3 as set out above.

Board Member



Joe Boland

Date: 31/01/2024