



An  
Bord  
Pleanála

**Board Direction**  
**BD-017111-24**  
**ABP-318542-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2024.

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 form of established site boundaries, existing vegetation at the site and adjoining property, separation of the development to adjoining properties, the scale of the proposed works relative to the existing dwelling, and with reference to the Rural Design Guide of the Meath County Development Plan 2021-2027, it is considered that the proposed development, subject to compliance with the conditions set out below, would constitute an acceptable form of development at this location and would not give rise to negative impacts on adjoining residential amenity. 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.

**Reason:** In the interest of clarity.

2. The subject development shall be amended as follows:

- (a) The attic level window at the southeast facing/Front Elevation shown in the Proposed Plan, Elevations & Section A-A drawing number 23-015-PL-002 shall be removed.
- (b) The ground floor window serving the w.c. as shown in the Proposed Plan, Elevations & Section A-A drawing number 23-015-PL-002 shall be fitted with permanently obscured glazing.
- (c) The garage shall be single storey in scale and shall not include any additional floor space at first floor level or any fixed staircase.

Revised plans and particulars reflecting these required amendments shall be submitted to and agreed with the planning authority in writing prior to the commencement of the development.

**Reason:** In the interest of protecting adjoining residential amenity and to clarify the extent of the development.

3. The subject development shall only be used for purposes incidental to the enjoyment of the dwelling on site, and shall not be used for human habitation, commercial use or industrial use.

**Reason:** In the interest of clarity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, details of the proposed surface water drainage system shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**



Patricia Calleary

**Date:** 26/07/2024