



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000442**  
**PL-500572-WH-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 21 April 2026.

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

**Planning Commissioner:**

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**Declan Moore**

**Date:**

**24<sup>th</sup> day of April 2026**

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the provisions of the Westmeath County Development Plan 2021-2027, as varied, the location of the proposed development within the curtilage of an existing house, the small scale nature of the proposal in the context of the appeal site and surrounding area, the absence of protected views and the prevailing pattern and character of development in this area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not endanger public safety by reason of a traffic hazard or impact on public health. The proposal 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 external finish shall match the existing shed to that of the adjoining dwelling in respect of materials and colour unless otherwise agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of the visual amenities of the area.

3. The shed shall not be used for human habitation or for commercial purposes or for any purposes other than for purposes incidental to the enjoyment of the dwelling.

**Reason:** To protect the residential amenities of the area

4. Water supply and drainage arrangements, including the attenuation and 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.