

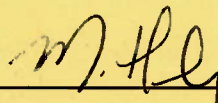
An
Coimisiún
Pleanála

Commission Direction
CD-000741
PL-500869-MH-26

1. The submissions on this file and the Inspector's report were considered at a meeting held on 11 June 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Mary Henchy

Date:

17th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, finishes and scale of the proposed works to an existing dwelling within an established residential development and; the fact the proposed dormer does not break the ridgeline and therefore cannot be viewed from the front of the property, the proposed use of the attic for non-habitable uses, furthermore the proposed half hip being a form of roof profile though not identical

is consistent with the roof profile of adjoining properties the proposed extension is considered to respect, harmonise and integrate with the existing dwelling and the wider environs. The proposed development therefore accords with Meath County Council Development Plan 2021-2027, specifically objective DM OBJ 50 that sets the criteria for residential extensions. The development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not concur with the Inspector that the proposed works would be visually discordant, or that it would not integrate with the design of the existing dwelling and adjoining property. But instead, the Commission determined that the proposed works demonstrated consideration of the context by retaining a hipped roof, albeit half hip, and the proposed dormer designed does not break the ridge line, will not be visible from the front of property and will not dominate the roof structure by its position on the roof and would therefore accord with Meath County Council Development Plan 2021-2027, specifically objective DM OBJ 50.

Conditions

1. The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Friday 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.

3. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. 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 and surface water management.