

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: TA/150862**

An Bord Pleanála Reference Number: PL 17.245669

**APPEAL** by Peter McDonnell and others care of 35 Johnstown Way, Enfield, County Meath against the decision made on the 6<sup>th</sup> day of October, 2015 by Meath County Council to grant subject to conditions a permission to Edward and Aoife Forkin care of Hogan and Associates of Olive Mount House, Olive Mount Road, Windy Arbour, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of ground floor extension to front and side, first floor extension above that to side, conservatory to rear and related internal layout alterations, all at 34 Johnstown Way, Enfield, County Meath.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the residential zoning objective for the site, as set out in the current development plan for the area, it is considered that the proposed extensions and alterations to the existing dwellinghouse, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. 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 external finishes of the proposed extension, including roof tiles and slates, shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

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

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

4. No part of the proposed extension shall overhang or oversail into third party lands without a prior written consent from the relevant third party landowners.

**Reason:** In the interest of orderly development.

5. No development shall be erected over the public sewer or watermains. Any diversion of service lines required shall be agreed in writing with the planning authority prior to commencement of development.

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

6. 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.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**