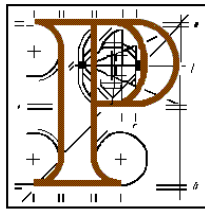


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: AA/150886

An Bord Pleanála Reference Number: PL 17.245752

APPEAL by Kevin Traynor care of Robert Kenny of Townley Hall, Drogheda, County Louth against the decision made on the 19th day of October, 2015 by Meath County Council to grant subject to conditions a permission to Shane Curtis care of O'Neill Consultant Engineering Services of 1 Moat House, Main Street, Ratoath, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of alterations to a domestic garage that was granted planning permission under planning register reference number AA/140523. The alterations include an increase in height to include a loft storage area, two velux roof windows to the front (east elevation), four velux roof windows to the rear (west elevation), a ground floor window in the gable wall (south elevation), a change in the orientation of the domestic garage and all associated site works at Sicily, Balrath, Navan, 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

It is considered that the retention of planning permission for the alterations to the domestic garage that was granted planning permission under planning register reference number AA/140523 would require amendments to make it acceptable visually and in terms of the proper planning and sustainable development of the area and, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the 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 the recommencement of development and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The western elevation of the structure to be retained shall be clad in a stone finish to match the existing. The two Velux windows on the western roof plane shall be removed.

Reason: In the interest of visual and residential amenity.

3. The structure shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used as a habitable unit, commercial store, workshop or the housing of animals other than domestic pets. No business, trade or commercial activities other than that permitted by way of exempted development shall take place within the structure in the absence of obtaining planning permission.

Reason: In the interest of residential amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. All external finishes including materials, colours and textures shall be agreed in writing with the planning authority prior to the recommencement of development.

Reason: In the interest of visual amenity.

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

Dated this day of 2016.