# An Bord Pleanála



### PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## **Louth County**

Planning Register Reference Number: 15/108

An Bord Pleanála Reference Number: PL 15.245830

**APPEAL** by Raymond Ryan care of McNamee Chartered Building Surveyors Limited of Excelsior House, Jocelyn Place, Dundalk, County Louth against the decision made on the 5<sup>th</sup> day of November, 2015 by Louth County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Extensions to the front and sides, conversion of attic to storage space and alterations to existing dwelling house and all associated site works at Mountain Park, Carlingford, County Louth.

#### **DECISION**

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 1 so that it shall be as follows for the reasons set out.

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1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 17<sup>th</sup> day of June, 2015 and on the 15<sup>th</sup> day of October, 2015.

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

### REASONS AND CONSIDERATIONS

It is considered that condition number 1(b) as imposed by the planning authority in their notification of decision to grant planning permission requiring the omission of the proposed kitchen extension (area 12 square metres) is unwarranted in this instance by reason of the acceptable design of the proposed residential extension to the existing low-profile single-storey long-established dwelling on the site without any increase in the existing ridge height of the dwelling and the capacity of the site to assimilate the proposed development without detraction from the visual amenities of the area.

# **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.

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

Dated this day of 2016.

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