

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Monaghan County

Planning Register Reference Number: 15/176

An Bord Pleanála Reference Number: PL 18.246047

APPEAL by Emmet Rogers of P. Rogers and Sons Limited of Derryolam House, Shercock Road, Carrickmacross, County Monaghan against the decision made on the 15th day of December, 2015 by Monaghan County Council to grant subject to conditions a permission to Michelle McHugh of 11 Derryolam Court, Carrickmacross, County Monaghan in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of two number extensions to the side and rear of existing dwellinghouse and all ancillary site works at number 11 Derryolam Court, Carrickmacross, County Monaghan.

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 'Existing Residential' land use zoning objective for the area as set out in the Monaghan County Development Plan 2013 - 2019 and the pattern of development in the area, and having regard in particular to the relocation of the proposed single-storey rear extension as indicated in the revised drawings submitted to the planning authority on the 18th day of November, 2015 and the requirement by condition as specified hereunder in regard to the proposed two-storey side extension including necessary relocation of existing sewers traversing the application site to be undertaken entirely within the site curtilage, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. 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, as amended by the further plans and particulars submitted on the 18th day of November, 2015, 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 proposed development including necessary relocation of existing sewers traversing the application site shall be undertaken entirely within the site curtilage. The width of the proposed two-storey side extension shall be reduced to result in an intervening distance of 900 millimetres between the proposed extension and the northern boundary of the site to facilitate the relocation of the existing sewers within the subject site. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

3. The front elevation including render and brick finishes of the proposed two-storey extension to the side of the dwelling shall match including in colour and texture the front elevation of the existing dwelling. The windows and roof finishes of the front elevation of the proposed two-storey extension to the side of the dwelling shall match the existing windows and roof finishes of the front elevation of the existing dwelling.

Reason: In the interest of visual amenity.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2016.