

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Offaly County

Planning Register Reference Number: PL2/15/341

An Bord Pleanála Reference Number: PL 19.246162

APPEAL by Mary McDermott of Saint Annes, Rahan Road, Tullamore, County Offaly against the decision made on the 29th day of January, 2016 by Offaly County Council to grant subject to conditions a permission to Patricia Plunkett care of DK Design Services of Ballykeenaghan, Tullamore, County Offaly in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations and extension to existing dwellinghouse and associated site works at Rahan Road, Ballydrohid, County Offaly.

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 limited scale and location of the proposed development, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to overlooking and would not otherwise unduly detract from the existing residential amenities of the area. 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.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension shall be the same as those of the existing dwelling.

Reason: In the interest of visual amenity.

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

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

4. The proposed extension shall be used for residential purposes only. It 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.

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

Dated this day of 2016.