

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Westmeath County

Planning Register Reference Number: 16/6076

An Bord Pleanála Reference Number: PL 25M.246704

APPEAL by Anne and James Maher care of TM2 Architecture of 45 Villiers Road, Rathgar, Dublin against the decision made on the 10th day of May, 2016 by Westmeath County Council to grant subject to conditions a permission to Mark and Jane Sheehy care of Cummins and Voortman Limited of Ballyline, via Callan, County Tipperary in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construct/erect extensions to the southern and western elevations of the existing dwelling, refurbishment and alteration of the existing dwelling, including the construction of a garage/service room at lower level (under west extension) and conversion of existing attic to habitable space, and all associated site works, all at Marian Heights, Dublin Road, Mullingar, County Westmeath.

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 of the site, as set out in the Mullingar Local Area Plan, 2014, to the pattern of existing development in the area and to the design and scale of the proposed extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would 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. (a) Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) The top-most panel of the west facing gable window in the two-storey extension shall be glazed in obscure glazing.

Reason: In the interest of visual and residential amenity.

3. Details of the boundary treatment to the eastern boundary shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual 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 and services.

Reason: In the interest of public health.

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

Dated this day of 2016.