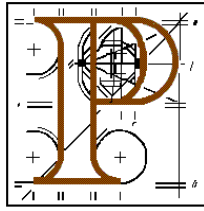


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Meath County

**Planning Register Reference Number: KA/161001**

An Bord Pleanála Reference Number: PL 17.247621

**APPEAL** by Fergal and Kathryn Murtagh care of Sheridan Woods of 14 Baggot Street Lower, Dublin against the decision made on the 26<sup>th</sup> day of October, 2016 by Meath County Council to refuse permission for the proposed development.

**PROPOSED DEVELOPMENT:** Construction of part single storey, part two-storey extension, including three number rooflights to extension and associated landscaping works to the rear and side of existing house at number 6 Blackarch Wood, Headfort Demesne, Kells, County Meath.

## DECISION

**GRANT** permission for the above proposed development in accordance with the plans and particulars lodged with the said Council, 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 design, nature and extent of the proposed development,
- the provisions of the Meath County Development Plan 2013-2019 including the location of the site within the Headfort Demesne Architectural Conservation Area,
- the planning history of the Blackarch Wood housing development including the history of planning applications for domestic extensions to existing dwellings in the area,
- the screening of the site provided by mature trees and hedgerows, and
- the pattern of development in the area,

it is considered that, subject to compliance to the conditions set out below, the proposed extension would be acceptable in terms of size, scale and design, would not seriously injure the amenities of the area or of property in the vicinity and would not detract from the character and setting of the Headfort Demesne Architectural Conservation 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. 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 existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension 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.

3. A detailed construction method statement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development to ensure that the roots of the adjacent beech trees to the proposed extension are protected during the course of the construction works.

**Reason:** In the interest of visual amenity.

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

**Dated this          day of                                  2017.**