

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Louth County**

**Planning Register Reference Number: 16509**

An Bord Pleanála Reference Number: PL 15.247684

**APPEAL** by Patrick and Emma Reilly of 46 Gort Na Glaise, Blackrock, Dundalk, County Louth against the decision made on the 10<sup>th</sup> day of November, 2016 by Louth County Council to grant subject to conditions a permission to Kevin and Joanne Hardy care of Colm G. Holmes and Associates Limited of Bearna, Jenkinstown, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retention of one domestic shed with indoor barbeque and chimney to rear of existing dwellinghouse and all associated site works. As revised by further public notices received by the planning authority on the 21<sup>st</sup> day of October, 2016, the development now comprises redesign of domestic shed with in-door barbeque including lowering of external walls of structure, new pitch roof and relocation of chimney and all associated site works at 45 Gort Na Glaise, Blackrock, Dundalk, County Louth.

## **DECISION**

**GRANT permission for the retention of 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 size, design, nature and extent of the development to be retained and completed as set out in the revised plans and particulars submitted to Louth County Council on the 21<sup>st</sup> day of October, 2016, to the provisions of the Louth County Development Plan 2015-2021 and to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development to be retained and completed, would not seriously injure the amenities of the area or property in the vicinity and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the planning authority on 21<sup>st</sup> day of October 2016, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. The proposed alterations, as indicated in the drawings submitted on the 21<sup>st</sup> day of October 2016, to the existing domestic shed shall be carried out within six months of the date of this order.

**Reason:** To ensure that the development is carried out in accordance with the plans and particulars submitted.

3. The use of the existing domestic shed and chimney shall cease forthwith and its reuse shall only be recommenced once all works have been completed in accordance with the plans and particulars submitted on the 21<sup>st</sup> day of October, 2016.

**Reason:** To ensure that the development accords with the permission.

4. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. The use of the existing shed shall be ancillary to the main domestic use and 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.

6. The shed shall be solely used for domestic ancillary use and shall not be used for any commercial activity.

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

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

**Dated this            day of            2017.**