

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Meath County

Planning Register Reference Number: RA/161270

An Bord Pleanála Reference Number: PL 17.248019

APPEAL by Paul Griffith and Elaine Farrell of 3 Kilbreena Road, Dunboyne, County Meath against the decision made on the 24th day of January, 2017 by Meath County Council to grant subject to conditions a permission to Adrian Groza care of D.N. Smyth and Associates Limited of Cabinhill, Ratoath, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention for revisions and partial change of use of previously approved garage structure forming part of an approved development (planning register reference number RA160372). The amendments for which retention is sought include (1) repositioning and revised sizing of previously approved window locations (2) provision of additional window opening on side (west) elevation of garage section (3) provision of an attic storage area together with two number access doors located at high level on each gable (4) partial change of use of previously approved garage area to meeting room/home cinema and change of use of previously approved storage area to office/utility, all at Number 4 Kilbreena Road, Dunboyne, County Meath.

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 condition 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 permission for a detached garage on the site granted under planning register reference number RA/161270 and to the extent and nature of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the residential amenities of property in the vicinity and would, therefore, be accordance with the proper planning and sustainable development of the area.

CONDITION

1. The garage structure to be retained shall be used as a private domestic garage solely for the purposes incidental to the enjoyment of the dwellinghouse and shall not be used for human habitation, commercial, trade or industrial purposes.

Reason: To restrict the use of the garage structure in the interest of residential amenity.

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

Dated this day of 2017.