



An
Bord
Pleanála

**Board Order
PL 20.248247**

Planning and Development Acts 2000 to 2017

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/16/389

Appeal by Margaret Garvey of Ballyoughter, Bothar Bui, Ballaghadereen, County Roscommon against the decision made on the 7th day of March, 2017 by Roscommon County Council to grant subject to conditions a permission to Darijus Mazonas and Ausra Mazoniene care of Simon Beale and Associates of Main Street, Castlerea, County Roscommon in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) An extension to the rear of an existing dwelling, (2) a new first floor construction with subsequent changes to all elevations and (3) a new detached domestic garage, together with all associated site works at Villa Maria, Bothar Bui, Ballyoughter, Ballaghadereen, County Roscommon.

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 zoning objective, the design, layout and scale of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 19th day of December, 2016 and on the 8th day of February, 2017, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The north-west facing ground floor windows serving the bathroom and utility shall be fitted and permanently retained with obscure glass.

Reason: In the interest of residential amenity.

