



Planning and Development Acts 2000 to 2017

Planning Authority: Westmeath County Council

Planning Register Reference Number: 17/7191

Appeal by Eleanor Stanley care of Martin Murray Architects of Church Street, Moate, County Westmeath against the decision made on the 14th day of December, 2017 by Westmeath County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of (a) the complete refurbishment and reuse of an existing derelict single storey traditional farm cottage structure including, inter alia, removal of an attached lean-to storage area and the construction of a single storey extension together with loft accommodation for sleeping and storage proposes, including also proprietary rooflights throughout, together with all associated services and proprietary effluent treatment tank and polishing filter, (b) construction of a detached single storey conservatory/garden room incorporating existing stone walls of previous outbuildings, and (c) alterations to location of existing vehicular entrances onto adjacent public road along with provision of associated hedgerows and indigenous planting and other ancillary site works, (all proposed works similar in principle to an application previously granted on this site under planning register reference number 07/4478), all at Bishopstown, Rosemount, Moate, County Westmeath.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 11 and the reason therefor and to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The dwelling shall be finished in napped plaster or wet dash render of a neutral colour with locally sourced natural grey stone to subordinates as detailed on the submitted plans. Roofs shall be covered in corrugated metal cladding or slates only, as detailed on the drawings submitted with the planning application. The ridge tile shall match the colour of the roof. All rainwater goods, bargeboards, fascias and soffits shall blend with the roof. All cill faces shall be 100millimetres. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area.

Reasons and Considerations

It is considered that, having regard to the provisions of the Westmeath County Development Plan 2014-2020 and the Westmeath Rural Design Guidelines, which recognise the need to protect vernacular architecture and which recognise the use of corrugated metal in the rural built environment, respectively, the proposed use of corrugated metal roofing on part of the proposed development would be consistent with the historic pattern of development for such rural cottages and the provisions of the Westmeath Rural Design Guidelines and would not be visually incongruous. It is considered, therefore, that condition number 2 should be amended

accordingly to allow the use of corrugated metal roofing as indicated on the drawings submitted with the planning application.

It is also considered appropriate that the applicant make a contribution towards the costs of restoring and repairing the length of cul-de-sac public road (L532272) which would primarily benefit the proposed development and it is considered, therefore, that condition number 11, which requires the payment of a special contribution of €9,000 (nine thousand euro) under the provisions of section 48(2)(c) of the Planning and Development Act 2000, as amended, is justifiable and reasonable and should therefore be attached.

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.

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

Dated this day of 2018.