

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

## Meath County

**Planning Register Reference Number: RA/171498**

An Bord Pleanála Reference Number: ABP-301293-18

**APPEAL** by John Paul Finnegan care of Peter P. Gillett and Associates of 55 Glencarrig, Sutton, Dublin against the decision made on the 21<sup>st</sup> day of February, 2018 by Meath County Council to refuse permission for the proposed development.

**PROPOSED DEVELOPMENT:** Construction of a new dormer style extension to the side and rear of existing house and incorporating the conversion of existing garage to form part of new rear single storey extension and all associated site works at 143 The Old Mill, Ratoath, 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 provisions of the Meath County Development Plan 2013-2019 it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or 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 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 received by An Bord Pleanála on the 20<sup>th</sup> day of March, 2018, 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 proposed development shall be amended as follows:
  - (a) The projecting extension to the rear (east) of the dwelling at first floor level shall be omitted, and the existing rear roof plane shall be continued over the first floor extension, with one dormer window provided to the rear to match those of the existing dwelling.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. The external finishes of the proposed development shall be the same as those of the existing dwelling, in colour and texture.

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

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** in the interests of residential amenity and proper development.

---

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

**Dated this                      day of                      2018.**