



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 18504

Appeal by Mary McCrave of 1 Park View, Dundalk, County Louth against the decision made on the day of 28th day of September, 2018 by Louth County Council to grant subject to conditions a permission to Donal and Grainne Keating care of Joseph Cunningham and Associates Limited of Aspen House, 76 Seatown, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for extension to existing dwelling consisting of revisions to previous permission granted under planning register reference number 13/39 to include reduction in footprint to rear extension, revisions to elevations and all associated site works, all at 2 Park View, Dundalk, County Louth.

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 orientation of the subject site, the pattern of development in the vicinity, the nature, form and design of the proposed development, the Z1 residential zoning on the site and compliance with the provisions of the Louth County Development Plan 2015-2021 and the current Dundalk and Environs Development Plan 2009-2015, in particular Section 6.6.8 in relation to extensions to dwellings, it is considered the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of the area. 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 submitted to the planning authority on the 11th day of September, 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 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.

Reason: In the interest of visual amenity.

3. The window on the north eastern elevation shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property in the interest of residential 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 0800 to 1900 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 order to safeguard the residential amenities of property in the vicinity.

Paul Hyde

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

Dated this day of 2018.