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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/181054**

**Appeal** by Michael Martin and Joan Martin of 9 Brookville, Ashbourne, County Meath against the decision made on the 2<sup>nd</sup> day of November, 2018 by Meath County Council to grant subject to conditions a permission to Roisin King care of Ludlow Architects of Teach Na Ri, Kingsgate, Duleek, County Meath in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a new rear and side extension with increased roof height incorporating converting existing attic space to a bedroom with new roof lights and dormer window to the sides, including all associated site works at 10 Brookville, Ashbourne, 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 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, to the pattern of development in the area, to the nature, scale and layout of the proposed development, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the analysis of the planning authority and did not accept that the form, massing and design would fail to respect its context or that it would result in a visually obtrusive built form at this location. Furthermore, the Board did not agree that the development would set an undesirable precedent for similar development in the area or would result in a significant negative impact on adjoining properties by reason of overshadowing.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. 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.

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**Paul Hyde**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**