



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: TA/200436

Appeal by Shane and Assumpta O'Neill of 6 The Close, Innwood, Enfield, County Meath against the decision made on the 15th day of September, 2020 by Meath County Council to grant subject to conditions a permission to Brendan and Geraldine Fay care of Declan Clabby and Associates of Haggard Street, Trim, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: A single storey extension to rear of existing dwelling, conversion of attic space to study/playroom, modifications to existing elevations and internal plan layout together with all associated site works at 5 The Close, Innwood, Enfield, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective to protect and enhance the amenity of developed residential communities. 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 on the 21st day of August, 2020, 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 three west facing windows to the stairwell, hot press and play area shall be glazed in obscured glazing.

Reason: To protect the privacy of the adjoining residential property.

3. The attic conversion shall be used for storage purposes only ancillary to the dwelling and shall not be used for habitable purposes.

Reason: In the interest of clarity.

4. The external finishes of the proposed development shall match the existing dwelling unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

Terry Ó Niadh

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

Dated this day of 2020.