



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: RA/201115

Appeal by Mary Cahill of Warrenstown, Dunboyne, County Meath against the decision made on the 26th day of November, 2020 by Meath County Council to grant subject to conditions a permission to Rachel Melia care of H2B Architects of 20 Moyview, Kildalkey, Navan, County Meath in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention for enlargement of dormer window to side of house, existing escape doors and window relocated by 900 millimetres towards garage rooftop and all associated site works at Shalom, Warrenstown, Dunboyne, 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 planning history of the site, the pattern of development in the area and the nature, scale and extent of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained 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.

Conditions

1. The development shall be retained and carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 6th day of November 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 retained and carried out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (i) The applicant shall provide fencing to the perimeter of the veranda to a height of 1.5 meters. Details of the material and finish shall be submitted to and agreed in writing with the planning authority, prior to the installation of the fencing.
- (ii) The applicant shall agree in writing with the planning authority all planting and fencing to be provided around the side and rear boundaries of the site prior to commencement of development.

Reason: In the interests of residential and visual amenity.

3. All surface water from roofs, entrances, paved areas and parking areas shall be collected and disposed of within the site to the satisfaction of the planning authority.

Reason: In the interest of the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021