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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 21/734**

**Appeal** by Shirley and Francisco Alves of 9 Somerville, Ratoath, County Meath against the decision made on the 10<sup>th</sup> day of June, 2021 by Meath County Council to grant subject to conditions a permission to Francis and Helen Reilly care of David Coffey and Associates Planning and Design of 42 Brookhaven Park, Blanchardstown, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention permission for existing timber garden shed with pent style roof in rear garden, for use as home gymnasium at 8 Somerville, Ratoath, 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 nature and scale of the proposed development for a shed to the rear of an existing house, it is considered that, subject to compliance with the conditions set out below, the nature and scale of the proposed development would be acceptable within the context of the site and that the proposed development would not result in a negative impact on the existing character of the area or the amenities of adjoining properties and would be in accordance with the policies and objectives of the Meath County Development Plan 2021-2027 and the proper planning and sustainable development of the area.


## Conditions

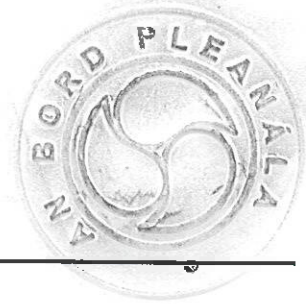
1. The development shall be retained in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall not be used for human habitation or for any other use other than as a use incidental to the enjoyment of the dwelling house as such, unless authorised by a prior grant of planning permission.

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

  
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Michelle Fagan  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board



Dated this 20<sup>th</sup> day of December 2021