

An  
Bord  
Pleanála

Board Order  
ABP-310822-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P20/488**

**Appeal** by Genevieve King of 36 Westlands, Westport, County Mayo against the decision made on the 17<sup>th</sup> day of June, 2021 by Mayo County Council to grant subject to conditions a permission to Fergal and Vanessa Macken care of Keith O'Connell of Cox's Yard, Distillery Road, Westport, County Mayo in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of an extension to existing dwellinghouse and retention of the domestic shed as constructed with all ancillary site works, all at 35 Westland, Westport, County Mayo as amended by the revised public notice received by the planning authority on the 24<sup>th</sup> day of May, 2021.

## **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 location of the site within a residential area, the pattern of development in the area and the design, scale and form of the proposed development, it is considered that the proposed development and the development proposed to be retained, subject to compliance with the conditions set out below, would not seriously injure the visual and residential amenities of the area and would not impact unduly on the residential amenities of adjacent properties. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out, completed and retained in accordance with the plans and lodged with the application as amended by further plans and particulars submitted to the planning authority on the 26<sup>th</sup> day of April, 2021 and the 24<sup>th</sup> day of May, 2021, 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 shall be the same as those of the existing dwelling in respect of colour and texture.


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

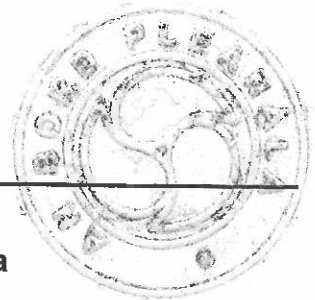
3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. Site development and building works shall be carried out only between 0700 hours and 1900 hours Mondays to Fridays, between 0800 hours and 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.

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



Dated this 24<sup>th</sup> day of March 2022.