

An  
Bord  
Pleanála

Board Order  
ABP-311769-21

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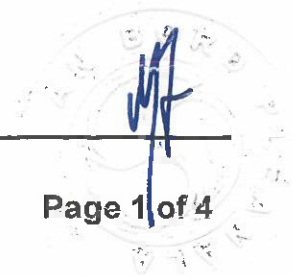
**Planning and Development Acts 2000 to 2021**

**Planning Authority: Leitrim County Council**

**Planning Register Reference Number: 21/1**

**Appeal** by David Casey of 32 Dún Carraig Céibh, Leitrim Village, County Leitrim against the decision made on the 29<sup>th</sup> day of September, 2021 by Leitrim County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Development consisting of the construction of a two-storey extension to the side of the existing dwelling with hip roof, façade alterations and all associated site works, all at 32 Dún Carraig Céibh, Leitrim Village, County Leitrim, as revised by the further public notice received by the planning authority on the 3<sup>rd</sup> day of September, 2021.



## Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE conditions numbers 3, 5 and 6 and the reasons therefor, and AMEND conditions numbers 4, 9 and 10 so that they shall be as follows for the reasons set out.

4. The developer shall use a similar stone cladding (colour, cut and sizing) in the extension to that used in the existing dwelling and in all other dwellings within the overall development. Details of the materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In the interest of visual amenity and to integrate the extension with the existing house and within the existing housing development in the area.

9. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

**Reason:** in the interests of visual and residential amenity.

10. The construction container which has been deposited on the site shall be removed within three months of the completion of the construction works and shall not be retained on site for construction or other use, nor for use as a domestic shed or for other domestic use.

**Reason:** In the interests of orderly development and visual amenity.

## Reasons and Considerations

Amend condition number 4 to ensure the requirements of the condition are reasonable. Amend condition number 9 to ensure that the requirements of the condition are directly related to the development to be permitted and are enforceable. Amend condition number 10 to include a clear rationale for the condition, namely, in the interests of orderly development and visual amenity.

Furthermore, having regard to the residential land use zoning for the site, to the pattern of development in the area, and to Section 5.3.10 of the Leitrim County Development Plan 2015 - 2021, it is considered that the roof profile and configuration, the proportion of stone and the window treatment, as set out in Drawing Number RF02 submitted to the planning authority on the 20<sup>th</sup> day of August, 2021 as further information, would result in an extension that would be subordinate to the main building, would not have a detrimental effect on the neighbouring properties and would be acceptable in terms of the impact on visual amenities of the area. It is considered that conditions numbers 3, 5 and 6, as set out in the planning authority's decision are not, therefore, warranted.

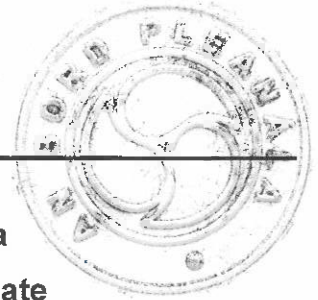
## Matters Considered

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.



Michelle Fagan

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



Dated this 25<sup>th</sup> day of April 2022.