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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/21/196**

**Appeal** by Aibhen Shelley of Fairbanks, Strokestown, County Roscommon against the decision made on the 9<sup>th</sup> day of November, 2021 by Roscommon County Council to grant subject to conditions a permission to Reg Beattie care of ArchEngTech Consulting Limited of Dalton House, Bawn Street, Strokestown, County Roscommon in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolish existing sunroom to front elevation, construct new sunroom and kitchen extension to front and rear elevations, new windows to front and side elevations, new roof windows and solar panels together with all associated site works at Clooneen, Kilglass, Strokestown, County Roscommon, as revised by the further public notices received by the planning authority on the 14<sup>th</sup> day of October, 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.**

ETK

## Reasons and Considerations

Having regard to the location of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be compatible with the visual, residential and rural amenities of the area and would not impact unduly on the residential amenities of adjacent properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 received by the planning authority on the 28<sup>th</sup> day of July, 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 proposed 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.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this *7<sup>th</sup>* day of *June* 2023.

*ESK*