

An
Bord
Pleanála

Board Order
ABP-312303-21

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/1007

Appeal by Pamela McGovern of Prospect, Ballymacoll, Dunboyne, County Meath against the decision made on the 14th day of December, 2021 by Meath County Council to grant subject to conditions a permission to Darren Grogan care of JS Planning and Engineering Services Limited of Baytown, The Ward, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The construction of a single storey extension to the side of the existing dwelling, to consist of a new bedroom and family room, along with the construction of a single storey domestic garage and all associated ancillary site works at Culbeg, Ballymacoll, Dunboyne, County Meath as revised by the further public notices received by the planning authority on the 22nd day of November, 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 nature and scale of the proposed development which comprises an extension to an existing residential dwelling, the separation distance between the subject extension and its most proximate neighbouring dwelling and the proposed surface water management arrangements outlined, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact on the residential amenity of adjoining properties and nor would it create an adverse flood risk. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 submitted to the planning authority on the 1st day of November, 2021 and by the further plans and particulars received by An Bord Pleanála on the 25th day of January, 2022, 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 (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

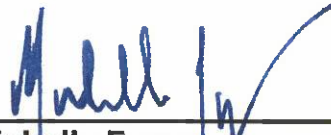
Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the 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 the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 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.

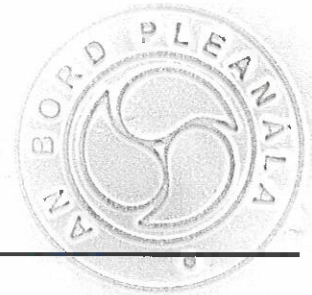
Reason: In order to safeguard the amenities of property in the vicinity.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board



Dated this 12th day of April 2022