

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 22/423

Appeal by Daniel Coyle care of Robert Kenny Architectural and Engineering Services of Townley Hall, Drogheda, County Louth against the decision made on the 26th day of May, 2022 by Meath County Council to grant subject to conditions a permission to Ewa Pawlak and Mariusz Kozak care of O'Rourke Design of The Mews, Bettystown Cross, Bettystown, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new work from home office attic area and two new windows to the side shown A and B and ancillary works to accommodate same. The retention of development consists of improved insulated attic storage area with additional free standing storage, family shower and toilet area with stairs to access same at 24 Eastham Square, Eastham Road, Bettystown, 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.

Reasons and Considerations

Having regard to the provisions of the Meath County Development Plan 2021-2027, the site location within an existing built-up residential area, and to the minor scale, form and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed 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 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 glazing within the attic level windows on the western gable elevation shall be manufactured with obscure glass and shall be permanently maintained.

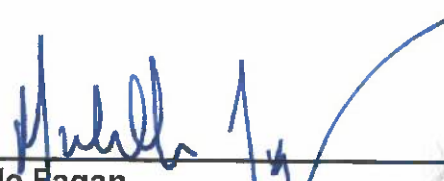
Reason: In the interest of residential amenity and to prevent overlooking of adjoining residential property.

3. All external finishes to the proposed development shall harmonise in colour and texture with the existing dwelling on the site.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0800 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviations 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 24th day of October 2022.