

An
Bord
Pleanála

Board Order
ABP- 314434-22

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22472

Appeal by Raymond and Katrina White of Bruach Na Mara, Strand Road, Seapoint, Termonfeckin, Drogheda, County Louth against the decision made on the 28th day of July, 2022 by Louth County Council to grant subject to conditions a permission to John Cooney care of McKeivitt King Architects of 50 North Road, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: 1. The construction of a first floor extension to rear of existing dwelling and replacing existing pitched roof with new flat roof. 2. Interior alterations and all associated site works all at Strand Road, Seapoint, Newtown, Termonfeckin, County Louth.

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 nature and extent of the proposed extension and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall comply 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 completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The first floor level window on the western elevation serving the ensuite bathroom, shall be fitted with obscure glass which shall be maintained permanently.

Reason: In the interest of residential amenity.

3. The roof of the ground floor kitchen, living room and utility room shall not be used for amenity use by occupants of the dwelling. Access to this roof shall be restricted to that required for its maintenance only.


Reason: In the interest of residential amenity.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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.

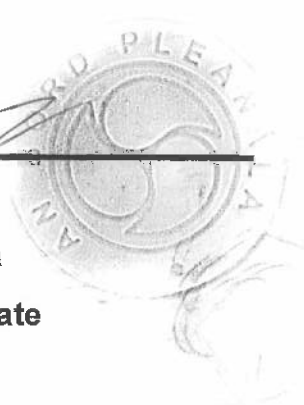
Reason: In order to safeguard the amenities of property in the vicinity.

5. 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.



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



Dated this 17th day of July 2023