



An
Bord
Pleanála

Board Order ABP-315611-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/1422

Appeal by Anthony Dwyer care of K + B Architecture + Design of 2 Ridgeway Villas, Kilmainham Lane, Dublin against the decision made on the 20th day of December, 2022 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Retention of a single-storey, flat roof, detached shed for use as a games room and home gym space including all associated site works at 154 Balreask Manor, Trim Road, Navan, 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, including the zoning objective for the site ('A1 – Existing Residential'), which seeks to protect and enhance the amenity and character of existing residential communities; it is considered that subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would not materially contravene the provisions of the development plan. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The shed to be retained, comprising games room/gym, shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of residential amenity.

3. The existing dwelling and the shed to be retained shall be jointly occupied as a single residential unit and the shed shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the shed, in the interest of residential amenity.



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

Dated this 6TH day of February 2024