

Planning and Development Acts 2000 to 2021

Planning Authority: Westmeath County Council

Planning Register Reference Number: 22/522

Appeal by Páraic Ó Nualláin of 7 Sli An Aifrinn, Athlone, County Westmeath against the decision made on the 19th day of December, 2022 by Westmeath County Council to grant subject to conditions a permission to Bobby and Kym Hewitt care of Eric Nugent and Associates of 20 St. Francis Terrace, Athlone, County Westmeath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construct a two-storey extension to the side of existing dwellinghouse comprising bedroom, wet room and utility at ground floor level and bedroom and walk in wardrobe with alteration of existing bedroom to home office at first floor level and to demolish existing sheds and construct new shed and maintain boundary wall and all associated site works, all at 6 Sli An Aifrinn, Athlone, County Westmeath.

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 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 and 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, 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. Water supply and drainage arrangements, including the attenuation and 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.

3. The external finishes of the proposed extension (including roof tiles/slates) shall match those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The first-floor window on the southwest elevation (at walk in wardrobe) shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property.

5. The proposed shed shall have a maximum height of 2.9 metres.

Reason: In the interest of residential amenity.

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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 properties in the vicinity.

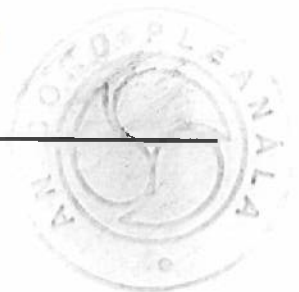
7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Tom Rabbette

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



Dated this th 24 day of May 2023.