



An  
Bord  
Pleanála

**Board Order**  
**ABP-318740-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 23/60320**

**Appeal** by Bob Gallagher of Old Road, Dunsany, County Meath against the decision made on the 23<sup>rd</sup> day of November, 2023 by Meath County Council to grant subject to conditions a permission to John Watters care of Ultan Blake of Eslin House Design, Cultrumner, Drumree, County Meath in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of existing sun room at Old Road, Dunsany, 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 information submitted with the planning application and the appeal, and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would comply with the policies with respect of residential extensions as set out in the Meath County Development Plan 2021-2027, would not seriously injure the visual or residential amenities of the area, and 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 dwelling and the sunroom shall be jointly occupied as a single residential unit. The development proposed to be retained shall not be let, sold or otherwise transferred or conveyed save as part of the dwelling. The principal use of the site shall remain in private residential use.

**Reason:** To protect the amenities of property in the vicinity.

3. 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.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board**



Dated this 25 day of June 2024