



An
Bord
Pleanála

Board Order ABP-319269-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/60507

Appeal by Ger Clince of Hazel Cottage, Garballagh, Duleek, County Meath against the decision made on the 21st day of February, 2024 by Meath County Council to grant subject to conditions a permission to Fernand Brown care of George Ryan of Tullog, Stamullen, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to rear of existing dwelling and all associated site works at Garballagh, Duleek, 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 current Development Plan for the area, to the nature, scale and design of the proposed development which comprises extensions/alterations to an existing residential dwelling and to the separation distance between the subject extension and its most proximate neighbouring dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of adjoining properties and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The two number proposed windows on the east elevation at utility room and home office/bedroom shall be omitted and shall be replaced by roof windows. Revised plans/elevations showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of residential amenity.

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

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

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Water supply and 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.

6. All surface water generated within site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties or to the effluent disposal system.

Reason: In the interests of traffic safety and to prevent pollution



Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 05th day of September 2024