

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322427-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 2560031**

**Appeal** by Karl Spratt of 28 St. Patrick's Park, Dunboyne, County Meath against the decision made on the 15<sup>th</sup> day of April, 2025 by Meath County Council to grant subject to conditions a permission to Spartak Nikolla care of Rory Kissane Architects of First Floor, Unit 4, Dunboyne Business Park, Dunboyne, County Meath in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of amendments to previously approved single storey shed ancillary to the main dwelling under planning register reference number 23/60096 comprising new door to the west elevation replacing a previously granted window, two number windows to the south elevation, two number rooflights on the east elevation, and internal stairs serving a new attic floor for storage, all at 27 St. Patrick's Park, Dunboyne, County Meath, as revised by the further public notices received by the planning authority on the 20<sup>th</sup> day of March, 2025.

## **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 scale of the development proposed to be retained and the planning history relating to the site, it is considered that, subject to compliance with the conditions set out below, the proposed amendments to the permitted development on the site would be minor and would not give rise to any greater loss of privacy or impact on the residential amenity of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4<sup>th</sup> day of March, 2025, 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 and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development proposed to be retained shall comply with the conditions of the parent permission under planning register reference number 23/60096, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. For the purposes of clarity, the structure to be retained shall remain ancillary to the main dwelling and shall not be used, leased, sub-let or sold or otherwise transferred or conveyed separately from the main dwelling. The structure shall not be used for habitable accommodation or for any commercial or industrial purpose or for any purpose other than a purpose incidental to the enjoyment of the dwelling.

**Reason:** In the interest of orderly development.

4. All glazed panes on the ground floor windows and doors on the north-western and north-eastern elevations shall be opaque or frosted glass and the application of film to the surface of clear glass shall not be permitted. The first-floor gable window shall be permanently closed, and the glazed pane shall be opaque or frosted. Evidence showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to use of the shed as a home office.

**Reason:** In the interest of residential amenity.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, and any statutory provision amending or replacing them, the use of the development proposed to be retained shall be restricted to home office and ancillary domestic storage, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

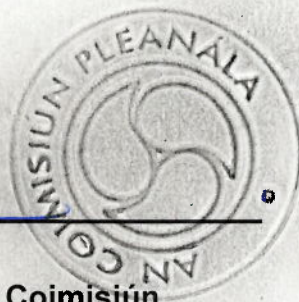
**Reason:** To protect the amenities of property in the vicinity.



**Paul Caprani**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 3<sup>rd</sup> day of September 2025.