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

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 25/61305**

**APPEAL** by Austin and Vanessa MacNamara against the decision made on the 30<sup>th</sup> day of January, 2026 by Meath County Council to refuse permission.

**Proposed Development:** Conversion of existing attic space to an office/store space, modification of roof structure, raising of the existing gable c/w window, new internal access stairs, two rooflights within front roof slope and flat roof dormer in rear roof slope, all at 4 The Drive, Highlands, Rathmullan, Drogheda, County Meath.

## **Decision**

**GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the nature, finishes and scale of the proposed works to an existing dwelling within an established residential development, and the fact that the proposed dormer does not break the ridgeline and, therefore, cannot be viewed from the front of the property, the proposed use of the attic for non-habitable uses, and furthermore that the proposed half hip being a form of roof profile though not identical is consistent with the roof profile of adjoining properties, the proposed extension is considered to respect, harmonise and integrate with the existing dwelling and the wider environs. The proposed development would be in accordance with the Meath County Development Plan 2021-2027, as varied, specifically Objective DM OBJ 50 that sets the criteria for residential extensions, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not concur with the Inspector that the proposed works would be visually discordant, or that it would not integrate with the design of the existing dwelling and adjoining property. The Commission determined that the proposed works demonstrated consideration of the context by retaining a hipped roof, albeit half hip, and the proposed dormer designed does not break the ridge line, would not be visible from the front of property, would not dominate the roof structure by its position on the roof, and would, therefore, be in accordance with the Meath County Development Plan 2021-2027, as varied, specifically Objective DM OBJ 50.

## 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. 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.

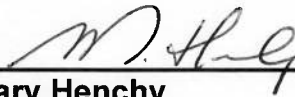
**Reason:** In order to safeguard the residential amenities of property in the vicinity.

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

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

4. 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 and surface water management.



Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 22<sup>nd</sup> day of June 2026.