

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/60762

Appeal by Rafal Stachura of 38 Clonkeen, Ratoath, County Meath and by Margaret McNerney of 37 Clonkeen, Ratoath, County Meath against the decision made on the 11th day of November, 2024 by Meath County Council to grant subject to conditions a permission to Mary Comerford care of Kevin Johnson of Cabinhill, Ratoath, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for amendment to previously approved permission (planning register reference number DA60141). The amendment for which retention permission is sought is construction of a single storey lean-to-roof storage shed at rear ground floor level. The works for which permission is sought are (i) the demolition of existing single storey pitched roof conservatory structure at rear and construction of (ii) two-storey pitched roof extension to rear, (iii) single storey lean-to-roof kitchen extension to the rear, (iv) detached single storey flat roof office structure in rear garden, internal refurbishment and alterations to existing dwelling to facilitate the above works, together with all ancillary site works, landscaping and drainage, all at 39 Clonkeen, Ratoath, 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 Meath County Development Plan 2021-2027, as varied, the nature and scale of the development to be retained and the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would be appropriate in terms of scale, form and layout, would not adversely impact on the residential amenity of neighbouring properties by reasons of overlooking, overshadowing, overbearing, nor impact on the character or visual amenity of the existing residential estate and would be acceptable in terms of parking provision, traffic movements and pedestrian safety. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the particulars received by An Bord Pleanála on the 13th day of January 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 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 dwelling and the extension shall be jointly occupied as a single residential unit and shall not be used for any other purpose, including short-term letting, unless authorised by a prior grant of planning permission. The extension shall not be let, sold, or otherwise transferred or conveyed save as part of the dwelling. The principal use of the application site shall remain in private residential use.

Reason: In the interest of the proper planning and sustainable development of the area.

3. The shed and office building shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of development control.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

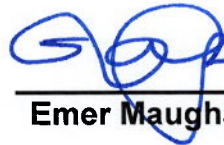
Reason: In the interest of sustainable drainage.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.



Emer Maughan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 24th day of March 2025.