



Board Direction

Ref: 09.245831

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st, March 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the existing mature screening along the site boundaries and the detailed submissions on file that the storage shed is to be used solely for domestic purposes and that screening vegetation will be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The proposed development shall be carried out 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 14th, October 2015, 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 dimensions of the proposed garage shall be as indicated on the drawings received by the planning authority on 14th, October 2015.

Reason: In the interest of clarity.

3. (a) The proposed domestic storage shed shall be used solely for domestic storage purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for habitable purposes or for the carrying out of any trade or business.

(b) The proposed domestic storage shed shall not be separated or subdivided from the site or property of the existing house, either by sale or letting or otherwise.

Reason: In the interest of residential amenity and to ensure that the development is in accordance with the permission, and that effective control is maintained.

4. The existing mature hedgerow along the site boundaries shall be maintained and renewed as necessary.

Reason: In the interest of visual amenity.

Board Member: _____ Date: 1st, March 2016

Paddy Keogh