



Board Direction

Ref: 92.245608

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th, January 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed retention of the existing dwelling for a further period of 3 years only would not seriously injure the amenities of the area and that, subject to a condition requiring that both the original dwelling on the site and the dwelling proposed for retention be served by a singular vehicular access, the proposed retention would be acceptable in terms of traffic safety and convenience.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and to the established character and pattern of development in the vicinity of the site the Board considered that, subject to the conditions as set out below, the retention of the existing dwelling for a further period of 3 years only would not seriously injure the amenities of property in the vicinity of the site or the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

Conditions

- (1) Std. P and P and Reason
- (2) Std. Temp period **3 years only** and Reason.

(3) The dwelling to be retained for a temporary period shall not be sold on or sublet independently of the original dwelling on the site.

Reason: In the interest of clarity.

(4) Vehicular access to the dwelling to be retained for a temporary period shall be via the access and entrance serving the original dwelling on the site only. The separate vehicular entrance currently serving the temporary dwelling shall be permanently closed to vehicular traffic within two months of the date of this order. Details of the arrangements for such closure shall be submitted to and agreed in writing with the planning authority within 4 weeks of the date of this order.

Reason: In the interest of traffic safety.

Board Member: _____ Date: 8th, February 2016
Paddy Keogh

Note: In all of the circumstances of this case, the Board decided that a grant of planning permission for a temporary period of 3 years would be acceptable in order to allow the appellants to source alternative permanent accommodation suitable to their housing needs.

[Please issue a copy of the Board Direction with Board Order]