



Board Direction

Ref: PL17.245752

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 26th 2016.

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

REASONS AND CONSIDERATIONS

It is considered that the retention of planning permission for the alterations to the domestic garage that was granted planning permission under planning Reg. Ref. AA/140523 would require amendments to make it acceptable visually and in terms of proper planning and sustainable development, and subject to the conditions set out below, would not seriously injure the residential or visual amenities of the area and would otherwise 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 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 the 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 western elevation of the structure to be retained shall be clad in a stone finish to match the existing. The two Velux windows on the western roof plane shall be removed.

Reason: In the interest of visual and residential amenity

3. The structure shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used as a habitable unit, commercial store, workshop or the housing of animals other than domestic pets. No business trade or commercial activities other than that permitted by way of exempted development shall take place within the structure in the absence of obtaining planning permission.

Reason: In the interest of residential amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. All external finishes including materials, colours and textures shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual Amenity

Board Member: _____ Date: 29.01.16
Paul Hyde