



Board Direction

PL61.246125

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 27th 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the planning history of the site and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 to those Regulations shall be erected within the rear garden area, without a prior grant of planning permission.

Reason: In order to protect the residential amenities of the area and to allow the planning authority to assess any such development through the statutory planning process.

3. Water supply and 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.

4. The shed hereby permitted shall be used solely for purposes incidental to the enjoyment of the neighbouring dwelling, as such, and shall not be used for any commercial or business purposes.

Reason: In order to protect the residential amenities of the area.

Board Member: _____ Date: 27th May 2016
Philip Jones