



Board Direction

Ref: PL18.246193

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 23rd 2016.

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

Reasons and Considerations

Having regard to the pattern of development in the area, and to the planning history of the site, and having regard to the nature and extent of the proposed development, in particular the proposed recreational facilities for domestic use associated with the adjacent dwelling, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought, and the proposed development, would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, and shall be carried out and completed, in accordance with the submitted drawings, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All storage containers on site shall be permanently removed from the site within one month of the date of this grant of permission and no storage containers shall be deposited on these lands at any time in the future.

Reason: In the interest of residential and visual amenity.

3. The existing green palisade gate along the roadside site boundary shall be permanently removed within two months of the date of this grant of permission and shall be replaced with planting as specified in the submitted Landscaping Plan received by the planning authority.

Reason: In the interest of visual amenity.

4. The 'Existing Storage Building' structure indicated on the submitted Site Layout Plan and specified as 'Car Garage' on the submitted Landscape Plan, scale 1:200 and the adjoining Existing Concrete Yard – which are located within the curtilage of the applicants' dwelling to the south – shall be used solely for domestic use associated with the existing dwelling and shall not be used for commercial purposes.

Reason: In the interest of protecting residential amenity.

5. Landscaping shall be undertaken fully in accordance with the specifications in the submitted Landscaping Plan. Landscaping shall be implemented in the first planting season following the date of this grant of permission and permanently retained and protected from damage at all times. Any plants which fail shall be replaced in the following planting season.

In addition to the proposed landscaping works, proposals for effective screening vegetation to reduce the visual impact of the gable of the Existing Storage Building as viewed from the public road at the entrance to the subject site, shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order and shall be implemented in accordance with such agreement within the following planting season with replacement of any failures in the following planting season.

Reason: In the interest of visual amenity.

6. The proposed tennis and basketball courts hereby permitted shall be for domestic use associated with the adjoining dwelling to the south and shall not be used for any other purpose. The greenhouse shall not be used for any commercial or business purpose.

Reason: In the interest of protecting residential amenity.

7. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional fencing (other than that shown on submitted documentation), and no floodlighting of any kind, shall be erected within or bounding the site.

Reason: In the interest of protecting residential amenity.

8. S. 48 unspecified (*replace "before development commences" with "within three months of the date of this permission"*)

Board Member: _____ Date: 23rd June 2016
Philip Jones