



Board Direction

Ref: PL93.246286

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 4th, 2016.

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

Reasons and Considerations

Having regard to the pattern of development in the area, the planning history of the site and the design and nature of the works to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the visual or residential 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.

In deciding not to accept the Inspector's recommendation to issue a split decision and to refuse permission for the retention of the extensions to the store, the Board concurred with the planning authority that, having regard to the nature and extent of the store permitted under planning authority reference number 03/860, there is not a significant adverse impact on the visual amenity of the area or the receiving landscape. The Board further concurred with the planning authority regarding the need for a condition to ensure that the store is not used for commercial purposes or disposed of separately to the dwelling on site and attached an appropriate condition for this purpose.

Conditions

1. Standard Plan particulars.

2. a) The detached store (as indicated on submitted plans) shall be used for storage purposes only and shall not be used for any commercial activity, habitable purposes or housing of animals without a prior grant of planning permission. Furthermore, the store shall not be sold or disposed of separately from the existing dwellinghouse on site.

b) Within 6 months of the date of this order the vehicular gateways shall be amended so that the existing separate gates serving the house and store shall be removed and a single gate shall be erected to serve both the house and store. The new gate shall be erected between the piers at the splayed, and set back, road entrance.

Reason: In the interests of residential amenity.

3. The garage shall be used for purposes ancillary to the enjoyment of the dwellinghouse.

Reason: In the interest of residential amenity.

4. Standard General Development Contribution Condition and reason for the garage – unspecified.

Board Member: _____ Date: July 4th, 2016
Nicholas Mulcahy