



Board Direction

Ref: PL06D.246941

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 25th, 2016.

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

REASONS AND CONSIDERATIONS

Having regard to pattern of development in the area and to the scale, design, location and stated use of the structure to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the development to be retained and completed would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic safety and convenience. The development would, therefore, 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 plans and particulars lodged with the application as amended by the further plans and particulars submitted to ABP on the 19th day of July 2016, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The dormer window and the roof lights shall be removed within 6 months of the date of this order unless they are subject of a separate grant of planning permission.

Reason: In the interests of clarity.

3. The garage shall be used only for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for human habitation or the carrying on of any trade or business.

Reason: In the interest of residential amenity.

Note:

The Board concurred with the planning authority and the Inspector in respect of the anomalies in the drawings submitted with the application. The Board noted that it had been stated on the original drawings that the dormer window and roof lights were to be 'removed' and this intention was confirmed in the appeal documentation (Ref. page 4), however, the appeal drawing did not include any indication that the window/rooflights were to be removed. The Board attached condition number 2 in the interests of clarity.

Board Member: _____ Date: November 2nd, 2016
Nicholas Mulcahy