



Board Direction

Ref: 29N.247191

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, January 2017.

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

REASONS AND CONSIDERATIONS

Having regard to the zoning objective, the design and layout of the proposed development, the nature of its ancillary domestic use and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or the amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed 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. 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 commencement of development and the development shall be carried out and completed out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling and proposed garage shall be jointly occupied as a single residential unit and the proposed garage shall not be used for habitable accommodation or sold, let or otherwise transferred or conveyed, except as part of the dwelling.

Reason: To restrict the use of the garage in the interest of residential amenity.

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 vehicular access shall not exceed 3.6m in width and gates shall not be outward opening. All works shall otherwise be in accordance with the requirements of the planning authority.

Reason: In the interest of traffic safety and orderly development

Board Member: _____ Date: 10th, January 2017
Paddy Keogh

[Please issue S.34(13) letters with Order]