



Board Direction

Ref: 29S.247437

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th January 2017.

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

Reasons and Considerations

It is considered that the structure in question is small in scale, designed and completed to an acceptable standard, and is not unattractive or detrimental to the visual amenities of the streetscape. Therefore having regard to the pattern of development in the area and the 'residential conservation area' land use zoning of the area, it is considered that the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity, would not create an undesirable precedent, and its retention would be in accordance with the PP&SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board formed the view that the structure in question was acceptable in terms of scale and visual impact. It facilitates orderly storage of bins and convenient access to bicycles. The Board noted that the host dwelling was not a protected structure, nor was it located in an architectural conservation area.

No Conditions.

Board Member: _____ Date: 20th January 2017
Conall Boland