



An
Bord
Pleanála

Board Direction
PL15.247684

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 28th, 2017.

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 size, design, nature and extent of the development to be retained and completed as set out in the revised plans and particulars submitted to Louth County Council on the 21st day of October, 2016, to the provisions of the current Development Plan and to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development to be retained and completed, would not seriously injure the amenities of the area or properties in the vicinity, would not be prejudicial to public health. 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 planning authority on the 21st day of October 2016, 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 the commencement of development and the development shall be carried and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed alterations as indicated in the drawings submitted on the 21st day of October 2016 to the existing domestic shed shall be carried out within 6 months of the date of this order.

Reason: To ensure that the development is carried out in accordance with the plans and particulars submitted.

3. The use of the existing domestic shed and chimney shall cease forthwith and its reuse shall only be recommenced once all works have been completed in accordance with the plans and particulars submitted on the 21st day of October, 2016.

Reason: To ensure that the development accords with the permission issued.

4. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. The use of the existing shed shall be ancillary to the main domestic use and shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

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

6. The shed shall be solely used for domestic ancillary use and shall not be used for any commercial activity.

Reason: In the interest of residential amenity.

Board Member

Date: Feb. 28th, 2017

Nicholas Mulcahy