



The submissions on this file and the Inspector's report were considered at a Board meeting held on the 5th July 2017.

The Board decided by a majority of 2:1 to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the limited nature and scale of the proposed development and the previous commercial use of the property, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of adjoining properties. The proposed development 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 refuse permission, the Board considered that the concerns regarding residential amenity could be addressed by way of removing the side door and restricting access to the car park to the apartment and shop staff only.

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 in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The existing door on the western elevation, as shown on drawing no. P-03 providing additional access to the proposed shop shall be omitted. Revised drawings showing compliance with this requirement shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of protecting the residential amenity of adjoining properties.

3. The proposed shopfront shall be in accordance with the following requirements:-
 - (a) Signage shall be restricted to the front elevation only. The proposed signage on the western elevation as shown on drawing no. P-03 shall be omitted.
 - (b) External roller shutters shall not be erected.

Reason: In the interest of visual amenity.

4. With the exception of the advertising details received with this planning application, no additional advertising signs or devices shall be painted or erected on the premises, without first receiving a separate planning permission.

Reason: In the interest of the control of advertising with respect to the visual amenities of the area.

5. Car Parking to the rear of the subject property shall be restricted for the use of the occupants of the apartment and staff of the shop only.

Reason: In the interest of protecting the residential amenity of adjoining properties.

Board Member

Date: 06.07.17

Paul Hyde