



An
Bord
Pleanála

**Board Direction
PL29N.248022**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 10th 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 nature and scale of the proposed development and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. 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 in accordance with the agreed

particulars.

Reason: In the interests of clarity.

2. The proposed development shall be amended as follows:-
 - (a) The shed shall be constructed so that there is a gap of at least 0.2 metres between the external walls of the shed and the existing side boundary walls of the subject site on each side.
 - (b) The height of the proposed shed shall be reduced so that it does not exceed 3.4 metres.
 - (c) The proposed single-swing door shall be replaced by a door that does not open outwards onto the laneway.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. The proposed shed shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the house. In particular, the shed shall not be used for the repair or servicing of motor vehicles or for any other commercial purpose.

Reason: In the interest of protecting the residential amenities of neighbouring property.

4. The external finishes of the proposed shed shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Notwithstanding the exempted development provisions of the Planning & Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the existing house without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling, following construction of the proposed shed.

6. 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 interests of public health.

Board Member

Date: 17th May 2017

Philip Jones