



An
Bord
Pleanála

Board Direction
PL08.249277

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th February 2018.

The Board decided to amend conditions 3 & 5 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 of the proposed development, the planning history of the house and outbuildings on this site, the pattern of development in the area, and the nature of the two conditions appealed, it is considered that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted, and that conditions 3 & 5 should be amended, as follows.

Conditions

3. The unauthorised golf antiques shop use on this site shall be discontinued; or, if already discontinued, shall not be recommenced. The Artist's Studio use within the former garage of the dwelling-house shall be reinstated. The utility room use, which was incorporated into the Golf Antiques shop, without the benefit of planning permission, shall be returned to private residential use as part of the dwelling-house, and shall not be incorporated into any reinstated Artist's Studio use within the former garage area. The Artist's Studio and the dwelling-house, of which it forms part, shall be jointly

occupied/used.

Reason: To clarify the extent of this permission, in the interest of orderly development and the residential amenities of the area.

5. The gallery and framehouse use, as provided for under permission ref. 108/98, shall be retained for joint use/occupation. If this space is not required by the occupant of the dwelling-house, then its use shall revert to storage/shed, for purposes ancillary to the enjoyment of the dwelling-house.

Reason: To clarify the extent of the permission, in the interest of orderly development and the residential amenities of the area.

Board Member

Date: 8th February 2018

John Connolly