



An
Bord
Pleanála

Board Direction
PL08.249343

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th March 2018.

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 extent of the garages/stores to be retained and completed, their location within the site and to the pattern of development in the area, it is considered that the development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application received by the planning authority on the 18th day of April, 2017, as amended by the further plans and particulars submitted on the 20th day of June 2017 and the 10th day of August, 2017, 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 development to which this permission refers is as detailed in green on the site layout plan received by the planning authority on the 18th day of April, 2017, only, and does not refer to any other structure or works on the overall site.

Reason: In the interest of clarity.

3. The garage/store structures hereby permitted shall be used as private domestic garage/stores solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for human habitation, commercial, trade or industrial purposes.

Reason: To restrict the use of the garage/store structures in the interest of residential amenity

4. The first floor windows in the north-eastern (front) and south-western (rear) elevations shall be blocked up within three months from the date of this order.

Reason: In the interest of preserving the amenities of adjoining property.

Board Member

Date: 6th March 2018

Michelle Fagan