



An  
Bord  
Pleanála

**Board Direction**  
**BD-000121-18**  
**ABP-300196-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> 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 zoning objective for the site, to the design, layout and scale of the proposed structure to be retained, and to the pattern of development in the area, it is considered that, subject to compliance with conditions below, the development to be retained does not seriously injure the visual amenities of the area or residential amenities of property in the vicinity. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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.

**Reason:** In the interests of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or

amending them, no further development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

**Reason:** In the interest of the amenities of the area.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

4. The garden structure shall be for purposes solely incidental to the use and enjoyment of the dwelling and shall not be used for any commercial purposes or human habitation.

**Reason:** In the interests of orderly development.

**Board Member**

**Date:** 22/03/2018

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Michelle Fagan