



An
Bord
Pleanála

Board Direction
BD-000836-18
ABP-301438-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2018.

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 compatible design and limited scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed garage/shed would not adversely impact on the residential amenities of adjoining properties and would otherwise be in accordance with the provisions of the current Dingle Functional Area Local Area Plan. 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, as amended by the further drawings and details submitted to the planning authority on the 16th February, 2018, 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 roof height of the structure shall be reduced to 5.785m over the finished floor level of the building. Prior to the commencement of development, revised drawings complying with this requirement shall be submitted to the planning authority for written agreement.

Reason: In the interest of visual and residential amenity.

3. The structure shall be used for purposes incidental to the enjoyment of the dwelling on the site and shall not be used as separate, independent residential accommodation or for the carrying on of any trade or business.

Reason: In the interest of residential amenity.

4. The external finishes of the proposed structure shall harmonise in colour and texture with the existing finishes on the house.

Reason: In the interest of visual amenity.

5. 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.

Board Member

Date: 01/08/2018

Eugene Nixon