



An
Bord
Pleanála

Board Direction
BD-003408-19
ABP-303717-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2019.

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 character and established pattern of development in the vicinity, the planning history of the site and nature of the proposed use, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic impact. The development would, therefore, be in 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, as amended by the further information submitted to the planning authority on the 8th day of January 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The garage structure shall be used solely for purposes incidental to the enjoyment of the dwelling house (domestic store, car storage and for boat storage purposes only) and for no other purpose and shall not be used for the carrying out of any trade, business or commercial activity.

Reason: In the interests of amenity and the proper planning and development of the area.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001 (as amended), no additional structures shall be erected within the site, save with the benefit of a further planning permission.

Reason: In the interest of clarity and the proper planning and development of the area.

4. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

Reason: To ensure a proper standard of development.

Board Member

Date: 28/06/2019

Dave Walsh