



An
Bord
Pleanála

Board Direction
BD-003637-19
ABP-304235-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th July, 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 residential use of the site and the proposed reduction in the floor area of the garage for retention and completion, it is considered that, subject to compliance with the Conditions set out below, the development for which retention is sought and the proposed development would not be detrimental to the residential amenities of the area, would not be prejudicial to public health, and 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 further plans and particulars submitted on the 7th day of March 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the

planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The roller-shutter door in the northern elevation of the garage for retention/completion shall be omitted, and the northern elevation plastered to match the other walls of the garage structure.

Reason: In the interest of residential amenity of adjoining property.

3. The garage structures on the site shall be used solely for purposes incidental to the enjoyment of the dwelling-house on the site and shall not be used for the repair and/or dismantling of vehicles or for any other non-domestic related purposes whatsoever.

Reason: In the interest of residential amenity.

4. Surface water from the garage structures on the site shall be discharged to soakaways.

Reason: In the interest of public health and to avoid flooding of adjoining property.

5. The extent of the percolation area associated with the septic tank within the rear garden area of this house, shall be fenced-off from the remainder of the site, in order to prevent damage to percolation pipes.

Reason: In the interest of public health.

6. All existing vehicles, metal and other materials, other than the applicant's personal cars/ vehicles, shall be removed from the site within six months from the date of this order.

Reason: To protect the residential amenity of the adjoining property.

Board Member

Date: 26/07/2019

Terry Ó Niadh