



An
Bord
Pleanála

Board Direction
BD-004922-20
ABP-305362-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2 as follows;

2. The permitted garage shall be relocated to a position behind the established front building line of the dwelling. A revised layout plan at a scale of 1:500 showing compliance with this requirement shall be submitted for the written approval of the Planning Authority prior to commencement of development.

Reasons and Considerations

Having regard to the provisions of the Kilkenny County Development Plan 2014-2020, the Kilkenny County Council Rural Design Guide, and the information submitted, it is considered that the visual impact of the proposed development would be acceptable subject to it being relocated to a position behind the building line where it will not present as a visually dominant feature, and would not seriously injure the visual amenities of the area.

Board Member:

Date: 15/01/2020

Michelle Fagan