



An
Bord
Pleanála

Board Direction
BD-005701-20
ABP-305408-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 1st, 2020.

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 nature, scale and design of the garage/storage shed for which retention is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health and would not give rise to a traffic hazard. The development for which retention is sought would, therefore, not be contrary to 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, as amended by those submitted on the 25th day of July 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. (a) The existing house and garage/storage shed hereby permitted shall be retained within the same ownership and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.
(b) The garage/storage shed shall not be used for human habitation nor for any commercial, manufacturing or retail activity, nor for the repair or storage of vehicles other than household vehicles. It shall be used solely for purposes incidental to the main residential use of the dwelling, and for the storage of household fuel or vehicles only.

Reason: To restrict the use of this garage/storage shed in the interest of residential amenity.

3. All uncontaminated roof water from the garage/storage shed shall be collected and discharged in a sealed system, to adequate soakpits, within the subject site only.

Reason: In the interests of environmental protection and public health.

4. The existing vehicular entrance located to the northwest of the overall site shall be closed, as indicated on plans submitted 25/07/2019 Drawing No. 18-25-003 Rev A, and the area behind it grassed, within six months of the granting of this permission. The overall site shall be served by a single vehicular entrance only.

Reason: In the interests of clarity and of pedestrian and traffic safety.

Board Member

Date: 6th May 2020

Philip Jones