



An  
Bord  
Pleanála

**Board Direction**  
**BD-005124-20**  
**ABP-305752-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2020.

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 and design of the proposed development to be retained and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not be out of character with development in the area and would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with 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.

**Reason:** In the interest of clarity.

2. The garage shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the house without a prior grant of planning permission.

**Reason:** In the interest of residential amenity.

**Board Member**

**Date:** 11/02/2020

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Maria FitzGerald