



An
Bord
Pleanála

Board Direction
BD-005276-20
ABP-305826-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2020.

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 zoning objective of the area, the design, location and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions below, the development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 10th day of September 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning

authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The garage and loft area shall not be used as commercial premises and shall be restricted to use as ancillary to the adjoining dwelling use, except with a prior grant of permission.

Reason: To protect residential amenity.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent pollution.

Board Member

Date: 03/03/2020

Dave Walsh