



An
Bord
Pleanála

Board Direction
BD-005296-20
ABP-305837-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/03/2020.

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 scale, nature and extent of the enclosed storage area and boundary wall to be retained and to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the development to be retained and altered would not seriously injure the 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, as amended by the further plans and particulars submitted on the 18th day of November, 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The section of boundary from the roadside boundary wall to the front face of the storage enclosure, indicated as part of Elevation E on drawing No.20835-Sk01 Rev. A, shall be reduced in height to 1200mm, otherwise,

all other alterations and modifications to the boundary wall shall be as delineated on drawing No.20835-Sk01 Rev. A, received by the planning authority on the 18th day of November, 2019, shall be carried out within three months from the date of this order.

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

3. The enclosed storage area shall be used for purposes ancillary to the main dwelling house, only, and shall not be used for commercial or agricultural purposes.

Reason: In the interest of clarity to protect the amenities of the adjoining residential property.

Board Member

Date: 05/03/2020

Michelle Fagan

Please include a note regarding S.34(13) with the Board Order