



An
Bord
Pleanála

Board Direction
BD-005672-20
ABP-306147-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2020.

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 pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenity 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 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..

Reason: In the interest of clarity

2. Within three months of the grant of planning permission the developer shall submit for the written agreement of the planning authority full details, including appropriately scaled drawings of drainage arrangements for the disposal of surface water generated by the development.

Reason: In the interest of public health

3. The structures shall be used from domestic purpose only incidental to the enjoyment of the dwelling house, under no circumstances shall the structures be used as habitable accommodation or commercial use.

Reason: In the interests of residential amenity

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden

Note: In deciding not to accept the inspector's recommendation to remove the corrugated wall cladding on the side and rear elevations of the storage shed attached to Garage B and replacement with block work walls plaster finished, the Board was satisfied that the existing cladding was acceptable in the rural context of the site and would not seriously injure the residential amenities of adjoining properties.

Board Member

Date: 29/04/2020

Paul Hyde