



An  
Bord  
Pleanála

**Board Direction**  
**BD-005907-20**  
**ABP-306759-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/06/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not concur that the development for which retention is sought would be overly dominant, visually obtrusive, or out of character with the established pattern of the area.

Having regard to the long existing structures on the site (in excess of 20 years) and the minor modifications to these structures as envisaged in this application, it is considered that the design, scale, height and depth would not be over dominant or overdevelopment and would not cause serious injury to property in the vicinity. Notwithstanding the amount of private open space proposed, this was not considered to be injurious to the residential amenity of the property. The development for which retention is sought 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 and the development shall be completed in accordance with the agreed particulars.

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

2. Surface water drainage arrangements for the development shall comply with the requirements of the planning authority.

**Reason:** In the interest of public health.

3. No part of the development shall overhang the adjoining properties.

**Reason:** To protect adjoining properties.

4. The extension and converted shed for which retention is sought shall be occupied together with the main house as a single dwelling unit and shall not be let, sold or otherwise transferred or conveyed separate from the house.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

**Board Member**

**Date:** 09/06/2020

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Stephen Bohan