



An
Bord
Pleanála

Board Direction
BD-006025-20
ABP-306973-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2020.

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 design, layout, nature and scale of the proposed development, it is considered that the proposed development would not seriously injure the visual amenities of the area or the 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 carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 16th December 2019 and by the further plans submitted on 06 February 2020 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 permitted location of the proposed shed shall be in accordance with Option B as set out on drawing number A2-50 Rev No. CFI, dated 28/01/20.

Reason: In the interests of clarity.

3. The proposed garden building shall be used solely for purposes ancillary to the residential use of the main dwelling on the site. It shall not be used as sleeping accommodation or for any commercial purpose and shall not be let or sold independently of the main dwelling.

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

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping details of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of residential and visual amenity.

Board Member

Date: 30/06/2020

Michelle Fagan