



An
Bord
Pleanála

Board Direction
BD-006752-20
ABP-307771-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/10/2020.

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 established residential use on site, to the scale of the proposed extension to the existing domestic garage, to its location within an extensive garden area and house curtilage, with no material visual impact, and to the nature of the proposed use, it is considered that subject to compliance with the conditions set out below, the proposed development would not contravene (materially or otherwise) Objective Z06 of the Fingal County Development Plan 2017-2023, would be in accordance with the relevant provisions of the Fingal County Council Development Plan 2017-2023, would not seriously injure the visual or residential amenities of the area and would constitute an acceptable scale of development and form of use at this location. 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, 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 external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing domestic garage structure in respect of colour and texture.

Reason: In the interest of visual amenity.

3. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The proposed single storey extension to the existing domestic garage, shall not be used for human habitation, or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Reason: In the interest of orderly development.

Note: The Board noted the recommendation of the Inspector to apply a Section 48 condition requiring a development contribution to be paid. However it was decided that such a condition should not be attached to the Order, as the Fingal County Council Development Contribution Scheme 2016-2020 states at paragraph 10(i)(o) that garages and sheds will be exempted from the requirement to pay development contributions under the Scheme.

Board Member

Date: 20/10/2020

Chris McGarry