



An
Bord
Pleanála

Board Direction
BD-007380-21
ABP-307844-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2021.

The Board decided to grant retention 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 layout and design of the detached dormer structure and its physical relationship to the main dwelling on the property, it is considered, subject to compliance with the conditions set out below, the proposed dormer-style staff accommodation / residential use is incidental to the main dwelling on the property and would, therefore, be in keeping with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 existing dwelling and detached dormer-style staff accommodation quarters shall be jointly occupied as a single residential unit and the dormer unit shall not be sold, let or otherwise transferred or conveyed, save as part of the main dwelling on the site.

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

Board Member

Date: 21/01/2021

Dave Walsh