



An
Bord
Pleanála

Board Direction
BD-007101-20
ABP-307866-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2020.

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 provisions of the Kerry County Development Plan 2015-2021, to the nature and scale of the development and to the existing pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the visual amenities of the area, or the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic

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 garage in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The landscaping scheme, including the proposed beech hedge on the north-eastern boundary of the site, shown on Drawing Number MOL015-20-03, as submitted to the planning authority on the 21st day of May, 2020 shall be carried out within the first planting season following substantial completion of external construction works.

Reason: In the interests of residential and visual 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 3 of Schedule 2, Part 1 of those Regulations shall be erected within the rear garden area without a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to private domestic storage purposes only and not for any commercial, habitation or agricultural uses (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.

Board Member

Date: 03/12/2020

Terry Prendergast