



An
Bord
Pleanála

Board Direction
BD-007343-21
ABP-308164-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2021.

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

Reasons and Considerations

Having regard to the nature and scale of the development for which retention is sought, to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the development for which retention is sought, would not seriously injure the amenities of the area. The development for which retention is sought, would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the planning history of the site and considered that the use of the garage/store as a laundry/study/hobby study as detailed in the plans and particulars submitted with the application, were uses that were incidental to the enjoyment of the house. The Board considered therefore, that the development to be retained, subject to compliance with the conditions set out below, would 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.

Reason: In the interest of clarity.

2. The garage / store to be retained shall be used solely for purposes ancillary to the enjoyment of the main dwelling and shall not be used for commercial, trade or business purposes.

Reason: In the interest of proper planning and sustainable development and to protect the amenities of property in the vicinity.

3. The garage/store to be retained 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.

Reason: To restrict the use of the garage/store in the interest of residential amenity.

Board Member

Date: 19/01/2021

Maria FitzGerald