

An
Bord
Pleanála

Board Direction
BD-008716-21
ABP-309258-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2021.

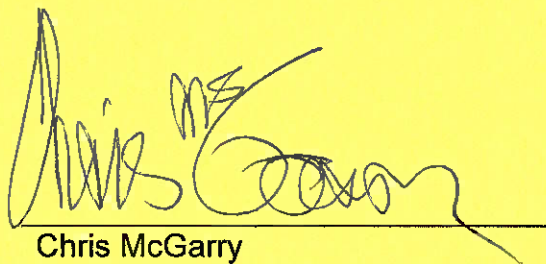
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the established character and pattern of development in the area, to the nature of the proposed development, the limited size of the site and to the layout of development proposed, it is considered that the change of use of the existing granny flat to an independent dwelling would result in a creation of a residential unit which would be substandard in terms of the poor quality and limited size of the aggregate living area and of the aggregate bedroom area and in terms of inadequate provision of private open space, resulting in substandard residential amenity for prospective occupants of the independent dwelling. Furthermore the proposed development would result in over-development of the site by reason of the addition of a second independent dwelling within the original curtilage of the existing dwelling, with consequent impact of the amenities of the existing dwelling by reason of loss of privacy and reduction of private open space and would set an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would materially contravene condition no. 7 of planning permission Reference: 05/41 granted by Ennis Town Council on the 30th June 2005, which states in the interest of proper planning and orderly development, that when the granny flat use has ceased to be required, the occupier of the dwelling shall submit to the planning authority for agreement a set of drawings showing the area previously occupied by the granny flat reintegrated into the main dwelling so that it functions as a single dwelling unit. This condition is considered reasonable. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 16/07/2021