



An
Bord
Pleanála

Board Direction
BD-008836-21
ABP-309576-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/08/2021.

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 nature, scale and design of the development on the site, and to its context in the curtilage of the protected structure, it is considered that subject to compliance with the conditions set out below, that the proposed change of use would not seriously injure the visual or residential amenities of the area, and 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, as amended by the further plans and particulars submitted on the 15th day of January 2021 and by the further plans and particulars received by An Bord Pleanála on the 2nd day of March 2021.

Reason: In the interest of clarity.

2. The structure shall be used solely for purposes incidental to the enjoyment of the main house, which includes the uses sought in this application. The structure shall not be used for habitable purposes, housing of animals or commercial purposes.

Reason: In the interests of orderly development and the residential amenity of adjoining properties.

Board Member


Michelle Fagan

Date: 04/08/2021