



An
Bord
Pleanála

Board Direction
BD-009464-21
ABP-310959-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/11/2021.

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

The proposed development comprises amendments/extensions to an existing residential use in a built-up area where public water supply and sewerage are available. Having regard to the modest scale and single storey nature of the existing house and the proposed amendments/extensions, to the separation distances off the site boundaries and the existing boundary treatments and subject to compliance with the conditions set out below it is considered that the proposed development would not seriously injure the residential amenity of adjoining property by reason of overlooking and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out 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 |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed garden room/home office, beach store and other extensions shall be used solely for purposes ancillary to the residential use of the main dwelling on the site. These structures and other extensions shall not be used for any commercial purpose and shall not be let or sold independently of the main dwelling.</p> <p>Reason: To restrict the use of the building in the interest of residential amenity.</p>
3.	<p>The proposed garden room/home office and/or beach store shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the house.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
5.	<p>The developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the</p>

planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Maria FitzGerald
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Date: 19/11/2021

