

An
Bord
Pleanála

Board Direction
BD-009744-22
ABP-311275-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2022.

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 modest nature, scale, and extent of the domestic shed structure, its ancillary nature to an established dwelling located on residentially zoned land and subject to compliance with the conditions set out below, the development for which retention is sought would be satisfactory in the context of the visual amenities of the area and it is a type of development that would not give rise to any serious injury to properties in its vicinity. The development for which retention is sought 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, 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 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.

Reason: In the interest of clarity.

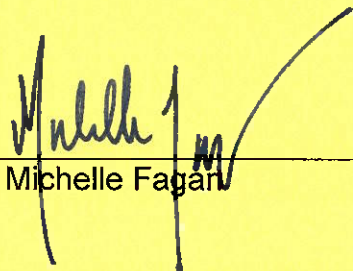
2. The domestic storage outbuilding shall be solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for other type of residential use, industrial, business and/or commercial purposes.

Reason: In the interest of residential amenity and in the interest of the proper planning and sustainable development of the area.

Note

1. The applicant is advised of Section 34(13) of the Planning and Development Act, 2000, as amended that "a person shall not be entitled solely by reason of a permission or approval under this section to carry out a development".
2. A grant of planning permission does not entitle the applicant to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property.

Board Member



Michelle Fagan

Date: 12/01/2022