

An
Bord
Pleanála

Board Direction
BD-010621-22
ABP-311328-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2022.

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.

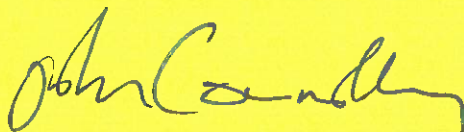
Reasons and Considerations

Having regard to the planning history, the characteristics of the site and surrounding area, and to the overall design of the shed and extensions to the existing dwelling, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the visual or residential amenity of the area or of property in vicinity. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 16th July 2021, 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.</p> <p>Reason: In the interest of clarity</p>
2.	<p>The shed shall be used for purposes of residential use connected with the main dwelling.</p> <p>Reason: To protect residential amenity.</p>
3.	<p>S.48 Unspecified.</p>

Board Member



John Connolly

Date: 05/05/2022