

An
Bord
Pleanála

Board Direction
BD-012647-23
ABP-313983-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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 residential land use zoning of the area, the design, nature and scale of the development to be retained and the existing pattern of development in the area it is considered that, subject to compliance with the conditions set out below, the retention of the development would not seriously injure the residential amenities of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be altered as follows:
 - (a) The flat-roofed timber framed structure/car port attached to the garage shall be removed within eight months of the date of this Order and the garage elevations shall be made good.
 - (b) The hard surfaced ground along the northern boundary shall be replaced with soil and the boundary shall be landscaped in accordance with a comprehensive scheme of landscaping so as to obscure views of the garage from the garden to the north.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the works.

Reason: In the interest of visual and residential amenity.

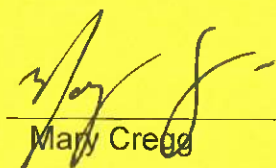
3. Within three months of the date of this Order, the developer shall submit for the written agreement of the planning authority full details, including appropriately scaled drawings of drainage arrangements for the disposal of surface water generated by the development.

Reason: In the interest of public health.

4. The garage structure shall be used from domestic purposes only incidental to the enjoyment of the dwelling house and under no circumstances shall the structures be used as habitable accommodation or commercial use.

Reason: In the interest of residential amenity.

Board Member



Date: 28/06/2023

