



An
Bord
Pleanála

Board Direction
BD-014186-23
ABP-314762-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2023.

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 nature and extent of the development to be retained, the location of the appeal site within a rural area and to the pattern of development in the area, it is considered that the development to be retained, subject to compliance with the conditions set out below, would be in accordance with Section 13.8.37 (Garages and Outbuildings) of the Louth County Development Plan 2021-2027, would not be prejudicial to public health, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development to be retained shall comply with the plans and particulars lodged with the application submitted, 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 |
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	<p>agree such details in writing with the planning authority and the development shall be completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The use of the 'garden room' shall not be utilised for human habitation and shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes. The structure shall not be subdivided from the existing house, either by way of sale or letting or otherwise and shall not be used for the carrying out of any trade or business. The toilet and kitchen facilities shall be removed from the 'garden room' within 3 months of the grant of retention permission.</p> <p>Reason: In the interest of residential amenity.</p>
3.	<p>The elevations of the open sided storage shed shall be rendered and painted to match the existing dwelling on site within 3 months of the grant of retention permission.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which (comprehensive SuDS assessment and SuDS measures), shall be submitted to the planning authority for written agreement within 3 months of the grant of retention permission.</p> <p>Reason: In the interest of public health.</p>

Board Member



 Martina Hennessy

Date: 18/10/2023