

An
Bord
Pleanála

Board Direction
BD-015631-24
ABP-315928-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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 information submitted with the application and the nature and scale of the proposed development for retention, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site, would not be injurious to the visual and residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area. In not accepting the inspector's recommendation that the W.C be omitted, the Board considered the below condition #2 as written to be sufficient to prevent the structure from being brought into habitation use.

Conditions

1. The development shall be retained 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 proposed home office/gym shall be used solely for that purpose, and for purposes incidental to the enjoyment of the dwelling house and as such shall not be sold, let or otherwise transferred or conveyed as part of the dwelling.

Reason: In the interests of orderly development and in the interests of proper planning and sustainable development of the area

3 . Within three months of the date of this grant in permission, the applicant shall undertake all of the following amendments:

(b) Omit the eastern side elevational window and provide for planting to cover the side elevational wall, details of which will be agreed with the planning authority prior to the commencement of the same

(c) Replace the glass on the window on the west side elevation with frosted or opaque glass

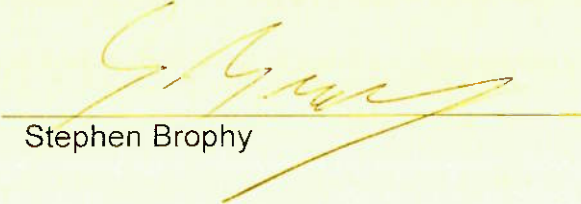
Photographs showing these works shall be submitted to the planning authority once the works are complete and in any rate within 3 months of this grant of permission

Reason: In the interests of the protection of the residential amenities of adjacent properties

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health

Board Member


Stephen Brophy

Date: 29/02/2024