

An
Bord
Pleanála

Board Direction

BD-017606-24

ABP-317851-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2024.

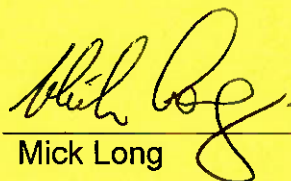
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 1(b)

Reasons and Considerations

Having regard to the layout and intended nature of the use of the coach house as a garden room, storage, and gym ancillary to the main dwellinghouse, it is considered the inclusion of a shower room within the coach house is not unreasonable, and it is further noted that conditions 1(a) and 4 of the planning authority's notification to grant preclude the use of the coach house as an independent residential unit. The planning authority's Condition 1(b) requiring the omission of the shower room is, therefore, not warranted.

Board Member:


Mick Long

Date: 25/09/2024