

An  
Bord  
Pleanála

**Board Direction**

**BD-016614-24**

**ABP-318230-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

The Board decided to make a split decision, to

- (1) grant permission (subject to conditions) for single storey extension of 22 square metres to the ancillary shed to create a home gym with new roof profile with accessible ramp to rear garden and new landscaping.

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission for extension and remodelling of an existing 232 square metres, 2 storey 5-bedroom semi-detached dwelling.

for the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to refuse permission for the single storey extension to the ancillary shed, the Board considered the totality of the documentation on file, including the amended plans and particulars for this structure submitted to An Bord Pleanála on 11/10/2023. Specifically, the Board determined that the scale, form and design of the extended ancillary shed, as amended by the plans and particulars submitted to An Bord Pleanála would not be seriously injurious to the visual amenity of the area and would not represent overdevelopment and would readily be subsumed into the overall size of the residential site. Furthermore, the Board noted the inspector's stated reservations

about the ancillary shed and the commentary that it could easily be converted [into] another dwelling. However, the Board considered the application for this element of the overall development, as set out in the statutory notices and considered that subject to conditions, the proposed development would constitute an acceptable ancillary form of development at the overall residential site.

(1)

### **Reasons and Considerations**

Having regard to the nature, scale and extent of the proposed development, comprising a modest extension to an ancillary shed, to the overall size of the subject site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or of property in the vicinity and would be an acceptable form of ancillary development at this residential site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions.**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 11<sup>th</sup> day of October, 2023, 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 structure shall not be used for human habitation or for any purpose other than a purpose incidental to the enjoyment of the main dwelling.

**Reason:** In the interest of clarity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

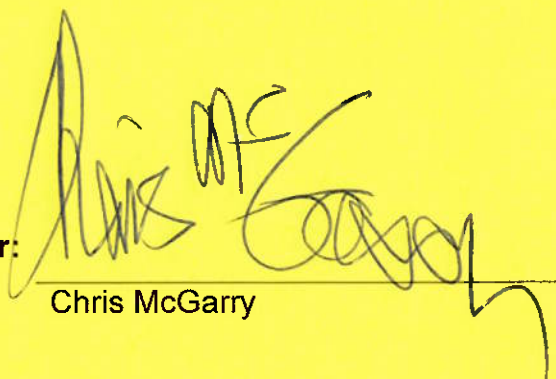
**Reason:** In the interest of public health.

(2)

#### **Reasons and Considerations**

It is considered that the proposed development, by reason of its height, scale, massing and bulk at this prominent corner site, would constitute overdevelopment of the site and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member:**



Chris McGarry

**Date:** 17/06/2024