



An
Bord
Pleanála

Board Direction
BD-016507-24
ABP-318360-23

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

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 residential zoning of the site and policy 4.10.4 on garden rooms, set out in the Fingal Development Plan 2023-2029, the existing permission, (reg. ref. F22B/0232) for a similar development, and the need to protect an existing attractive tree, it is considered that the proposed development will not seriously injure the visual and residential amenities of properties in the vicinity. The proposed development would, therefore, be in accordance with proper planning and 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 submitted on the 16th day of August 2023 except as may otherwise be required in order to comply with the following conditions.
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	Reason: In the interest of clarity.
2.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to home gym and store as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.</p> <p>Reason: To protect the amenities of property in the vicinity</p>

Board Member


Liam Bergin

Date: 06/06/2024