

An
Bord
Pleanála

Board Direction
BD-016597-24
ABP-318651-23

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 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 relevant provisions in the Dun Laoghaire-Rathdown county Development Plan 2022-2028, the zoning objective for the site and pattern of development in the area, together with the design, scale and layout, it is considered that, subject to compliance with conditions set out below, the proposed garden shed would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted to the Planning Authority on 16th day June 2023 and the 17th 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.

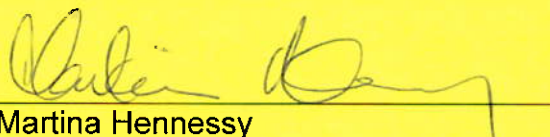
2. The garden room shall be used solely for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for human habitation or for any business or commercial purpose, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity and 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.

Board Member


Martina Hennessy

Date: 17/06/2024