



An
Bord
Pleanála

Board Direction

BD-018344-24

ABP-320543-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2024.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for retention of the domestic garage

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

(2) refuse permission for the change of use of the domestic garage to a single bed annex, together with all associated site works

for the reasons and considerations marked (2) under.

Reasons and Considerations

(1) Having regard to the domestic garage to be retained being a single storey pitched roof structure which is subordinate to the primary dwelling and which has no potential for overlooking it is considered that the structure to be retained would not seriously injure the established character or appearance of the area, would not serve to devalue property in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

(2) Having regard to the Policy Objective Town and Village Housing Objective 11 (TVHO 11) and adherence with qualifying criteria stipulated for Independent Living Units as set out under Section 4.15 of Volume 2 (Development Management Standards) of the Mayo County Development Plan 2022-2028, it is considered that it was not demonstrated by the applicant that there was a requirement for an immediate family member to be located beside the members of the existing household on-site and it is considered that the change of use of the domestic garage to a single bed annex would be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity

2. The development shall be used solely as a domestic garage and shall not be occupied by any person.

Reason: To regulate the use of the domestic garage

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding and in the interests of sustainable drainage.

In deciding not to accept the Inspector's recommendation to allow a change of use of the domestic garage the Board considered Section 4.15 of Volume 2 (Development Management Standards) of the Mayo County Development Plan 2022 – 2028 in its entirety and considered that it was not demonstrated by the applicant that there was a requirement for an immediate family member to be located beside the members of the existing household on-site.

Board Member:


Marie O'Connor

Date: 02/12/2024