

An
Bord
Pleanála

Board Direction
BD-019794-25
ABP-321746-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2025.

Having regard to the nature of the conditions the subject of the appeal, the Board decided to REMOVE condition number 2 and the reason therefore, and to AMEND condition number 3 so that it shall read as follows for the reason set out.

Condition 3

The proposed development, when completed shall not be used for short term letting purposes.

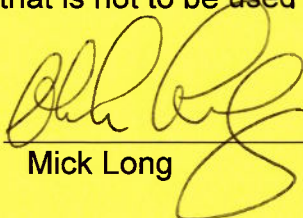
Reason: In the interest of clarity.

Reasons and Considerations

Having regard to the pre-existing and long established use of the structure as a dwelling house which has been occupied, including the proposal to repair, refurbish and extend this existing house, it is considered that a condition restricting the use of the dwelling as a permanent residence for seven years is not necessary.

This grant of permission is for a proposed development to carry out works to an existing house which is not a holiday home. In the interests of clarity, it is reasonable to amend condition 3 to provide clarification that the permission relates to works to a dwelling that is not to be used only for short term letting.

Board Member


Mick Long

Date: 28/05/2025