

An
Bord
Pleanála

Board Direction
BD-019739-25
ABP-321835-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

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 'RS' – 'Residential' zoning provisions for the site, the nature and scale of the development proposed to be retained, and the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be compatible with the established residential use of the site, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. The garden store hereby permitted shall be used for private domestic purposes only and shall remain ancillary to the dwellinghouse. It shall not be used for human habitation or for any commercial use. It shall not be sold, let or otherwise transferred or conveyed, save as part of the overall dwellinghouse.

Reason: In the interest of clarity and to regulate the use of the development in the interest of the proper planning and sustainable development of the area.

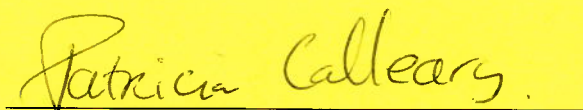
3. The external finishes of the development proposed to be retained shall be in accordance with the details submitted with the application and shall be carried out within three months of this order.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the disposal and attenuation 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


Patricia Calleary

Date: 21/05/2025