

An
Coimisiún
Pleanála

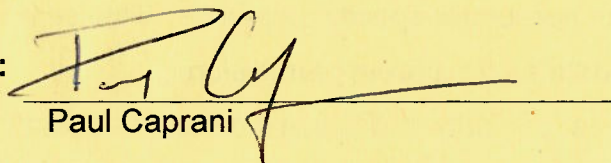
Direction
CD-020565-25
ABP-322427-25

The submissions on this file and the Inspector's report were considered at a meeting held on 29/08/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Paul Caprani

Date: 29/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained and the planning history relating to the site, it is considered that, subject to compliance with the conditions set out below, the proposed amendments to the permitted development on the site would be minor and would not give rise to any greater loss of privacy or impact on the residential amenity of the area. The development proposed to be retained 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, as amended by the further plans and particulars received by the planning authority on the 4th day of March, 2025, 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. Apart from any departures specifically authorised by this permission, the development proposed to be retained shall comply with the conditions of the parent permission under planning register reference number 23/60096, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. For the purposes of clarity, the structure to be retained shall remain ancillary to the main dwelling and shall not be used, leased, sub-let or sold or otherwise transferred or conveyed separately from the main dwelling. The structure shall not be used for habitable accommodation or for any commercial or industrial purpose or for any purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of orderly development.

4. All glazed panes on the ground floor windows and doors on the north-western and north-eastern elevations shall be opaque or frosted glass and the application of film to the surface of clear glass shall not be permitted. The first-floor gable window shall be permanently closed, and the glazed pane shall be opaque or frosted. Evidence showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to use of the shed as a home office.

Reason: In the interest of residential amenity.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, and any statutory provision amending or replacing them, the use of the development proposed to be retained shall be restricted to home office and ancillary domestic storage, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

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