



An
Coimisiún
Pleanála

Direction
CD-021148-25
ACP-323394-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/11/2025.

The Commission decided, generally as recommended by the Inspector, to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

2. The existing dwelling and the extensions proposed to be retained shall be jointly occupied as a single residential unit. No part of the dwelling shall be used, sold, let (including short-term letting), or otherwise transferred or conveyed, save as part of the single dwelling.

Reason: In the interest of residential amenity and in the interest of clarity having regard to the layout of the building.

Planning

Commissioner:

Tom Rabbette

Date: 04/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the current layout of the building, the application and other documentation, the grounds of appeal, the planning history, the response to the appeal by the planning authority, and the absence of a planning permission to subdivide the building into two residential units, it is considered that the extensions to be retained are attached to a building that is a single dwelling unit. It is considered that that the wording of Condition No.2, the subject of the appeal, refers in error to two dwellings units and should be amended, in order to protect residential amenity and in the interest of clarity