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The submissions on this file and the Inspector's report were considered at a meeting held on 20 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown and generally in accordance with the Inspector's draft reasons, considerations and conditions

### **.Reasons and Considerations**

Having regard to the location of the site within the development boundary of Fenit village, the modest scale and ancillary nature of the retained development, the conditions imposed restricting its use, and the absence of significant impacts on residential amenity, traffic, or the environment, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be contrary to the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The detached garage/home office shall be used solely for purposes incidental to the enjoyment of the dwellinghouse. They shall not be used for human habitation, nor sold, rented, or leased independently, nor used for any trade or business other than a 'Home Office'.

Reason: In the interest of orderly development.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

**Planning Commissioner:**

  
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**Paul Caprani**

**Date:** 23<sup>rd</sup> March 2026