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The submissions on this file and the Inspector's report were considered at a meeting held on 19 March 2026.

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

### **Reasons and Considerations**

Having regard to the residential zoning objective for the site, the established use of the site for residential purposes, the substantial area of the site the existing urban context and the pattern of development in the area, it is considered that subject to the conditions set out below, the proposed development can be accommodated on the site without resulting in significant impacts on the visual or residential amenities of the area 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 carried out and completed in accordance with the agreed particulars.

**Reason:** In the interests of clarity.

2. The proposed development shall be used for the purposes indicated in the planning application and solely for purposes incidental to the enjoyment of the existing dwelling. The proposed development shall not at any time be used for human habitation, commercial use, industrial use or for the housing of animals

**Reason:** In the interests of visual amenity.

3. Details of the external finishes of the development to include details of materials, texture and colour shall be submitted to and agreed in writing with one month of the date of this Order.

**Reason:** In the interests of visual amenity.

4. Within three months of the date of this Order the windows in the east elevation of the shed proposed for retention shall be blocked up, to details to be submitted to for the written agreement of the planning authority.

**Reason:** In the interests of visual amenity.

5. All surface water generated by the development shall be disposed of on site, to details to be submitted to and agreed in writing with the planning authority within one month of the date of this Order.

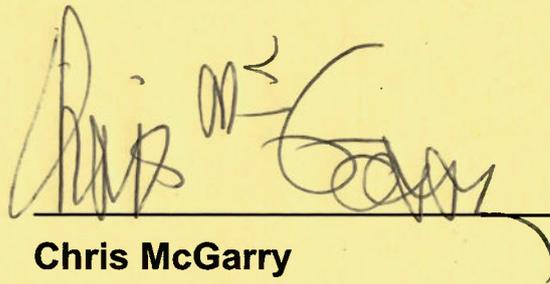
**Reason:** In the interests of proper and efficient drainage.

6. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, and any statutory provisions replacing or amending them, no development falling within Class 1 or Class 3 of

Schedule 2, Part 1 of those Regulations, shall be erected on the site, without a prior grant of planning permission.

**Reason:** In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling.

**Planning Commissioner:**



Chris McGarry

**Date:**

**24<sup>th</sup> day of March 2026**