


The submissions on this file and the Inspector's report were considered at a meeting held on 06 May 2026.

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

Planning Commissioner:



Emer Maughan

Date:

6th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed retention of the existing storage container and the proposed external cladding and closure of opes would materially contravene the Z2 zoning objective of the site which is "To protect and/or improve the amenities of residential conservation areas." The proposed development comprising of a

non-conforming use would result in unacceptable negative impacts on the visual amenities of the residential conservation area and would be contrary to Policy BHA9 which aims to protect and enhance the character and appearance of the residential conservation area and its setting, wherever possible and Development Management Standards in that it would, if permitted, adversely impact on the amenity of neighbouring residential uses including 1 Hollybank Road. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.