

The submissions on this file and the Inspector's report were considered at a meeting held on 21 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript below:

Reasons and Considerations

Having regard to the nature of the development, the existing residential use on the site; the design, nature and scale of the proposed development and the pattern and character of development in the vicinity; it is considered that the development proposed to be retained would not have a significant adverse effect on the residential amenities and would not detract from the visual character of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development.

Conditions

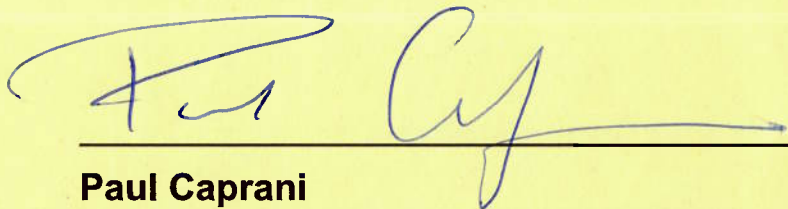
1. The development permitted herein shall be retained in accordance with the plans and particulars lodged with the application on the 27th day of January 2026, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The rear garage/storage space permitted herein shall not be used for human habitation, or any commercial activity or for any other purpose than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of residential amenity and the orderly development of the area.

Planning Commissioner:



Paul Caprani

Date:

21st day of July 2026