

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Laois County

Planning Register Reference Number: 15/534

An Bord Pleanála Reference Number: PL 11.246243

APPEAL by Seamus and Catherine Stapleton care of Liam Ryan Architectural Services of Abbeyleix, County Laois against the decision made on the 12th day of February, 2016 by Laois County Council to grant subject to conditions a permission to Joe and Marie Lacey care of JK Design of Tullamoy, Stradbally, County Laois in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use of the first floor of the existing outbuilding (domestic store, gym/games room) to a granny flat, part extension of same building and associated site work at Tomaclavin, Stradbally, County Laois.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining neighbours or the character of the area. The proposed development would, therefore, be in accordance with 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 existing dwelling and proposed granny flat shall be retained in single ownership and the granny flat shall not be sold, let or otherwise transferred or conveyed save as part of the overall farm holding as shaded in blue on the submitted drawings.

Reason: To restrict the use of the granny flat in the interest of residential amenity.

3. Water supply and drainage arrangements, including the disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

Reason: In the interest of public health.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.