

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Laois County

Planning Register Reference Number: 16/155

An Bord Pleanála Reference Number: PL 11.246764

APPEAL by Noel and Anne Weston of Clonaghadoo, Geashill, County Offaly against the decision made on the 31st day of May, 2016 by Laois County Council to grant subject to conditions a permission to Cathal and Anne Banaghan care of Ger Ryan Architectural Services of Bay Road, Mountmellick, County Laois in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of a detached building, containing home gym/leisure room, study, bathroom and store, ancillary to the use of the main dwelling, including all associated site works at Clonaghadoo, 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 provisions of the Laois County Development Plan 2011-2017, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the residential amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the development shall be restricted to uses ancillary to the main dwelling, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.

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

Reason: To ensure adequate servicing of the development, and to prevent pollution.

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

Dated this day of 2016.