



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P17/760

Appeal by Siobhán Hughes of Fintra More, Miltown Malbay, County Clare against the decision made on the 16th day of April, 2018 by Clare County Council to grant subject to conditions a permission to Martin Haran of Quin Gardens, Quin, County Clare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations to the rear of dwellinghouse, namely increase in floor area and minor changes to position of windows previously granted under planning register reference number P17-133 located at Fintra More, Miltown Malbay, County Clare as amended by the revised newspaper notice received by the planning authority on the 20th day of March, 2018.

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

The proposed retention of alterations to the rear of the dwellinghouse, to increase floor area, and other minor changes to the dwelling previously granted under planning register reference numbers P17-133 and P14-21 are minor amendments to the permitted development and it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would be in accordance with the Clare County Development Plan 2017-2023, would not unduly impact on the residential amenities of adjoining properties, 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, as amended by the further plans and particulars submitted to the planning authority on the 28th day of February, 2018, 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. Subject to the modifications hereby permitted, the development shall otherwise be retained and completed in accordance with the amendments permitted under planning register reference number P17-133 and planning register reference number P14-21 (permission for the subject dwelling) including the period during which it can be implemented which permission expires on the 11th day of April, 2019.

Reason: In the interest of clarity.

3. A roadside boundary shall be provided in compliance with planning register reference number P14-21. Details of the boundary, roadside area and entrance shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity.

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

Dated this day of 2018.