



Board Direction

Ref: PL93.245664

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd March 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and design of the proposed extension to an existing house, the planning history of the site, 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 visual or residential amenities of the area or of property in the vicinity, would not be injurious to the setting of the approach roads to Waterford City, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. Plans Partic incl. further information
2. The proposed development shall be amended as follows:
 - (a) the balcony/roof terrace over the single-storey extension shall be omitted, including the walls and glazing proposed to serve it,
 - (b) the sliding glass doors to the lounge and to the kitchen/dining areas at entry level (ground floor) shall be omitted, and the existing windows shall not be altered including the Juliet balcony railings,
 - (c) no access is permitted to the roof of the single-storey extension, and
 - (d) the external height of the proposed extension shall not exceed 2.7 m above the finished floor level of the existing house at the lower ground floor.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of the residential and visual amenities of adjoining houses and the visual amenity of the area.

3. ExtFinishes

4. Urban WaterDrain

Board Member: _____ Date: 3rd March 2016
Fionna O' Regan