



Board Direction

Ref: PL93.246351

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th July 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, design and scale of the proposed development and the pattern of development of the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the residential zoning objective for the area as set out in the Waterford City Development Plan 2013 – 2019, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

CONDITIONS

1. Plans Partic incl. FI
2. The proposed development shall be amended as follows:
 - (a) The vehicular entrance shall be as proposed with the application on 13th November 2015. Car parking shall be restricted to a maximum of two car park spaces, and one disabled car park space only. These spaces shall be re-oriented to retain the maximum existing garden area to the west of the building as well as boundary hedgerows to the site.
 - (b) The proposed ramp shall be re-located closer to the building to avoid loss of the existing boundary hedgerow and to avoid damage to roots. Supplementary trees and hedgerow shall be planted if necessary within the next planting season following completion of construction, to the written satisfaction of the planning authority.
 - (c) Provision shall be made for appropriately screened bin stores.

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 interest of the visual amenity of this property and of the area, and the residential amenity of future occupants.

3. The external finishes of the proposed extension (including roof tiles/slates, boundary treatments, gates and driveway) shall be the same as those of the existing dwelling in respect of colour, materials and texture. Samples of proposed materials, including those for the access ramp and handrails, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To harmonise with the character of the existing house.

4. LanHouse 1, para 1 & 3
(to screen the development and assimilate it into the streetscape, in the interest of visual amenity)

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the respite home without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the home.

6. Urban WaterDrain

7. ConstHours

8. CDW

Board Member: _____ Date: 25th July 2016
Fionna O' Regan