

An
Bord
Pleanála

Board Direction
BD-009108-21
ABP-310318-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the site's location within a residential area of Waterford City, the policy and objectives set out in the Waterford City and Environs Development Plan 2013-2019 (as extended), the nature, scale and design of the proposed development, and the pattern and layout of the existing residential development in the immediate area of the subject site, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would 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 as amended by the further plans and particulars submitted on the 21st of April 2021 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 structure to be retained to the rear of the dwelling shall be used solely as a shed or store ancillary to the main dwelling on the subject site. It shall not be used for habitation or an integral use associated with the main dwelling.

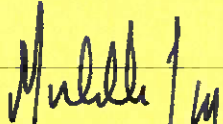
Reason: In the interests of protecting existing residential amenities associated with neighbouring properties.

3. 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 house, or shall be erected on the site/within the rear garden area 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 extended dwelling].
[In the interest of the amenities of the area.

Please attach a note regarding S.34(13)

Board Member


Michelle Fagan

Date: 17/09/2021