



An
Bord
Pleanála

Board Direction
BD-011279-22
ABP-311362-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2022.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 1(b) as follows;

1b) The dormer extension shall be reduced in width by 1m (50mm on either side) and centred on the rear roof plane of the house. Revised plans incorporating these amendments shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the "Existing Residential" zoning for the area in the Waterford City and County Development Plan 2022-2028 which seeks "to protect and improve existing residential areas and their amenities...", it is considered that subject to compliance with the amended condition above, the proposed dormer extension, would ensure that the proposed master bedroom and ensuite retained a satisfactory

standard of residential amenity whilst also ensuring that the proposed development would not seriously injure the visual and residential amenities of the area. The proposed development would therefore be accordance with the provisions of the Waterford City and County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

Board Member: Maria FitzGerald **Date:** 19/09/2022
Maria FitzGerald