

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 15/303

An Bord Pleanála Reference Number: PL 93.245664

APPEAL by Richard Holohan of Kilbready, Killenaule, Thurles, County Tipperary against the decision made on the 29th day of September, 2015 by Waterford City and County Council to grant subject to conditions a permission to Sean Sweeney care of Sean Hayes of 2 Meadow Road, Riverview, Waterford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a single storey bedroom extension to rear of house at 21 Bowefield, Gracedieu, Waterford. The proposed development was revised by further public notices received by the planning authority on the 15th day of September, 2015.

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

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 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. 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 7th day of September, 2015, 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 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 metres 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. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of the visual amenities of the area.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this day of 2016.