

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Waterford City and County

Planning Register Reference Number: 16/622

An Bord Pleanála Reference Number: PL 93.247661

APPEAL by Michelle Daly of 34 Belmont Heights, Ferrybank, Waterford against the decision made on the 8th day of November, 2016 by Waterford City and County Council to grant subject to conditions a permission to Michael Purcell care of W Raymond Walsh Architects of Ballinlaw, Slieverue, Waterford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Permission for retention of garage conversion to living area, double garage and shed at 89 Grange Heights, Waterford.

DECISION

GRANT permission for the retention of 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 and scale of the development to be retained and the pattern of existing and permitted development in the vicinity of the appeal site, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenity of the area or of property in the vicinity and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The garage and office shall be used for the purposes incidental to the enjoyment of the dwelling and not for any commercial use. The garage shall not be used for habitable use.

Reason: In the interest of orderly development.

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

Dated this day of 2017.