

Board Order PL 93.248248

Planning and Development Acts 2000 to 2017

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 16/586

Appeal by Cathy O'Leary care of Peter Thompson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 2nd day of March, 2017 by Waterford City and County Council to grant subject to conditions a permission to Michael O'Mahony care of Colman Cotter of Sullane House, Great Island Enterprise Park, Ballincollig, County Cork.

Proposed Development: Change of use of existing garage to domestic use and amalgamation of the adjoining garage with the existing house and all associated site works at 1 Old Waterford Road, Tramore, County Waterford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

The Board considered that the proposed internal layout did not offer a satisfactory level of amenity and due to the limited overall area that the proposal for two kitchens and living areas was impractical. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board took note of the Inspector's concerns regarding the substandard nature of the proposed development and considered that a single dwelling unit might be more acceptable.

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

Dated this day of 2017

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