

Board Order PL 93.248911

Planning and Development Acts 2000 to 2017

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 17/303

Appeal by Ray and Lena Roche care of Fewer Harrington and Partners of Studio 14, The Atrium, Maritana Gate, Canada Street, Waterford against the decision made on the 27th day of June, 2017 by Waterford City and County Council to grant subject to conditions a permission to Rossa and Jill Williams care of Bryan McCarthy and Associates of 9a Durands Court, Parnell Street, Waterford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to the side of existing dwelling at Grange Cove, Dunmore Road, Waterford.

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 established pattern of development in the vicinity of the site,

including the construction of similar type development on the adjoining site to the

west, it is considered that, subject to compliance with the conditions set out below,

the proposed development would not seriously injure the amenities of the area or of

property in the vicinity 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, 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. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

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

Dated this day of 2017

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