



An
Bord
Pleanála

**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.

