



Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 20/310

Appeal by Linda and Sean Kelly care of Vincent Murray Designs Limited of Ballythomas, Rathgormack, Carrick-on-Suir, County Waterford against the decision made on the 14th day of July, 2020 by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: Retention of the change of use of the detached family recreation games room to dormer style staff accommodation quarters at existing house at Ballynevin, Carrick-on-Suir, County 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 layout and design of the detached dormer structure and its physical relationship to the main dwelling on the property, it is considered that, subject to compliance with the conditions set out below, the proposed dormer-style staff accommodation / residential use is incidental to the main dwelling on the property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 condition. Where such condition requires 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 retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling and detached dormer style staff accommodation quarters shall be jointly occupied as a single residential unit and the dormer unit shall not be sold, let or otherwise transferred or conveyed, save as part of the main dwelling on the site.

Reason: To restrict the use of the extension in the interest of residential amenity.

Dave Walsh

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

Dated this day of 2021