

An
Bord
Pleanála

Board Order
ABP-309576-21

Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

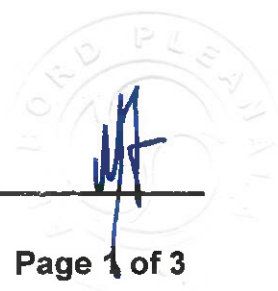
Planning Register Reference Number: 20/834

Appeal by Heather Whitley care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 9th day of February, 2021 by Waterford City and County Council to refuse a permission for the proposed development.

Proposed Development: Change of use from thatched garden store/smoke house to home office/garden room incidental to the use of the main house along with ancillary works on the grounds of a protected structure (R.P.S. No. 114) at Seaview Cottage, Dock Road, Dunmore East, 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.

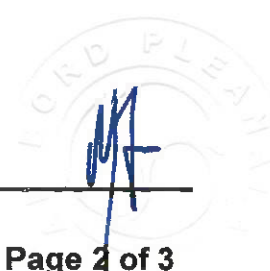
Reasons and Considerations

Having regard to the nature, scale and design of the development on the site, and to its context in the curtilage of the protected structure, it is considered that, subject to compliance with the conditions set out below, that the proposed change of use would not seriously injure the visual or residential amenities of the area, 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, as amended by the further plans and particulars submitted on the 15th day of January, 2021 and by the further plans and particulars received by An Bord Pleanála on the 2nd day of March, 2021.

Reason: In the interest of clarity.



2. The structure shall be used solely for purposes incidental to the enjoyment of the main house, which includes the uses sought in this planning application. The structure shall not be used for habitable purposes, housing of animals or commercial purposes.

Reason: In the interests of orderly development and the residential amenity of adjoining properties.



Michelle Fagan

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



Dated this 4th day of August 2021