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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 20/1478**

**APPEAL** by Remigija Stuopeline care of Brian D. Grace of Rathnaleen, Nenagh, County Tipperary against the decision made on the 8<sup>th</sup> day of April, 2021 by Tipperary County Council to refuse permission to Remigija Stuopeline.

**Proposed Development** Change of use of existing derelict storage building from commercial to residential use and renovation of same as new private dwelling house along with all associated ancillary site works, all at Main Street, Roscrea, County Tipperary.

## **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**

On the basis of the documentation submitted with the application and the appeal, it is considered that the proposed development would constitute substandard development by reason of the lack of definable private open space provision for the proposed dwelling, a lack of a clear delineation of separate amenity spaces to serve the proposed dwelling and the existing commercial premises on the site respectively, an absence of detail regarding natural light provision to the ground floor of the proposed dwelling and an absence of detail regarding storage, including bin storage provision for the proposed dwelling and for the existing commercial premises on site. In this regard it is considered that the proposed development would seriously injure the amenities of prospective occupants of the proposed dwelling and of property in the vicinity. 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 considered the totality of the documentation submitted with the application and the appeal and determined that the detail provided would not support a grant of permission, specifically with regard to private open space, storage, including bin storage, and the quality of natural light provision into the ground floor of the proposed dwelling.

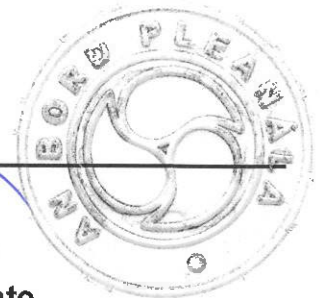


**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this 30<sup>th</sup> day of September 2021.