

Planning and Development Acts 2000 to 2021

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 21/597

Appeal by Fergal and Andrea Kavanagh care of Warren Flavin Architecture of 23 Meledon Green, Farnleigh, Dunmore Road, Waterford against the decision made on the 16th day of August, 2021 by Waterford City and County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construct a single storey extension to the rear of dwelling, to facilitate the construction a domestic garage and shed will be demolished, permission is also sought to construct a dormer extension to the roof of the rear elevation, along with the placing of new roof windows and Solar collection panels to the roof of front elevation, elevation changes to all elevations, widening of the existing entrance to the public road and erection of new entrance gates and walls along with all associated site development works at 7 Glenville, Dunmore Road, Waterford.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 1 (b) so that it shall be as follows for the reasons set out.

1. (b) The dormer extension shall be reduced in width by one metre (50 millimetres on either side) and centred on the rear roof plane of the house. Revised plans incorporating these amendments shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

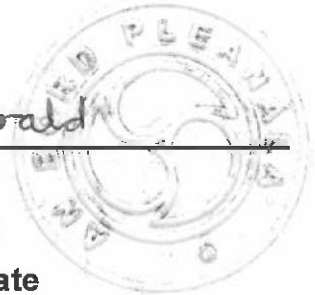
Having regard to the "Existing Residential" zoning for the area in the Waterford City and County Development Plan 2022-2028 which seeks "to protect and improve existing residential areas and their amenities...", it is considered that, subject to compliance with the amended condition above, the proposed dormer extension, would ensure that the proposed master bedroom and ensuite retained a satisfactory standard of residential amenity whilst also ensuring that the proposed development would not seriously injure the visual and residential amenities of the area. The proposed development would, therefore, be in accordance with the provisions of the Waterford City and County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 21st day of Sept. 2022.