

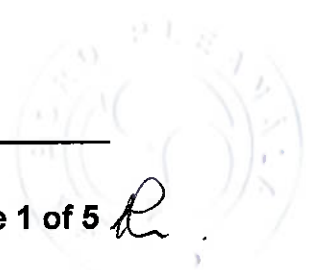
Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 23/125

Appeal by Michael Roche and Bridget Hynes Roche of Ard Alainn, 19 Strandside North, Abbeyside, Dungarvan, County Waterford against the decision made on the 1st day of June, 2023 by Waterford City and County Council to grant subject to conditions a permission to James O'Brien and Dolores Pericho care of E-Project Chartered Architects Limited of 21 Lower Main Street, Dungarvan, County Waterford in accordance with plans and particulars lodged with the said Council.

Proposed Development: The demolition of three number single storey extensions to the side and rear of the original dwelling and for the construction of a two-storey high framed extension to the front elevation, two-storey extension to the rear elevation and a single storey extension to the side gable of the existing dwelling. Ancillary siteworks to include the improvement of the existing vehicular entrance and provision of a separate pedestrian access gate and stepped access from the road fronting boundary wall at 20 Strandside North, Dungarvan, 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.

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, and the provisions of the Waterford City and County Development Plan 2022-2028 including Objective DM 11 on residential extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity in terms of overlooking, overbearing or overshadowing impacts nor would it represent a traffic safety issue. The proposed development 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.

2. (a) The first floor window on the northern elevation serving bedroom 4 and all first floor windows on the southern elevation of the rear extension as per the plans and particulars lodged with the application shall be glazed in obscure/opaque glass.
- (b) The vertical louvres to be provided to the north and south elevations of first floor terrace permitted herein shall be angled and of sufficient depth and overlap such that all views to the north, north-east, south and south-east are fully obscured. Views to the north-west and south-west only shall be available through the louvres.

Reason: In the interests of privacy and amenity of occupiers of adjacent houses.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of all intended construction practice for the development, including measures for protection of existing development and boundary walls, construction traffic routing and management, construction parking, materials storage, site compound, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

4. Site development and building works shall be carried only out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

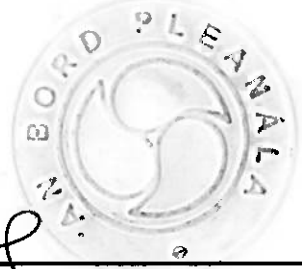
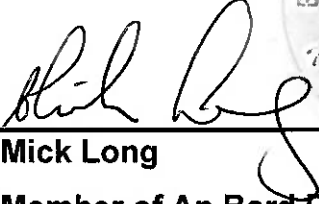
Reason: In the interest of public health.

7. The developer shall enter into water supply and wastewater connection agreements with Uisce Éireann, prior to commencement of development.

Reason: In the interest of public health.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mick Long

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

Dated this *25th* day of *October* 2023.