

An
Bord
Pleanála

Board Order ABP-317851-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2360291

Appeal by Robin and Clare Elwes care of HRA Planning of 3 Hartstonge Street, Limerick against the decision made on the 24th day of July, 2023 by Tipperary County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Minor works to the protected structure, Rockvalley House, the conversion of the existing coach house to private living quarters for ancillary purposes to the main house, inclusive of raising of the ridge height of the coach house to facilitate its new use, the restoration of the ruinous cottage, a new wastewater treatment system and all associated site works at Rockvalley House, Puckaun, County Tipperary.

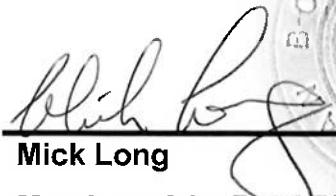
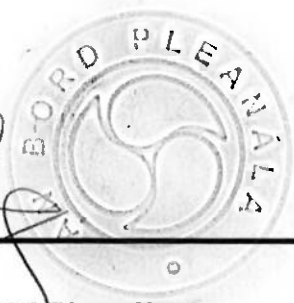
Decision

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 REMOVE condition number 1 (b).

Reasons and Considerations

Having regard to the layout and intended nature of the use of the coach house as a garden room, storage, and gym ancillary to the main dwellinghouse, it is considered the inclusion of a shower room within the coach house is not unreasonable, and it is further noted that conditions numbers 1(a) and 4 of the planning authority's decision to grant permission preclude the use of the coach house as an independent residential unit. The planning authority's condition number 1(b) requiring the omission of the shower room is, therefore, not warranted.

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

Dated this *26th* day of *September* 2024