



An
Bord
Pleanála

Board Order ABP-319638-24

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 24/60089

Appeal by Tony McLaughlin of 64 Saint Aubin Place, Lower Newton, County Waterford against the decision made on the 15th day of April, 2024 by Waterford City and County Council to grant subject to conditions a permission to Shay Kelly care of Warren Flavin Architecture of Lios na Learóige, Cnoc an Óir, Williamstown Road, Waterford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a first-floor extension above the existing kitchen, remove existing timber privacy screen to allow construction of extension, rebuild a 1.5-metre-wide section of the privacy screen and permission to create a new window in the south-east facing gable of the existing dwelling, all at 19 Grosvenor Terrace, Newtown Hill, 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 zoning and the wider provision of the Waterford County and City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a negative adverse impact on the residential amenity of the adjacent properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 23rd day of February, 2024, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The screen boundaries proposed along the eastern boundaries shall be constructed of hardwood timber as indicated on the drawing submitted.

Reason: To ensure a proper standard of development.



3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let, or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *16th* day of *September* 2024.