



Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 25108

APPEAL by Ken Hassett of Grennanstown, Toomevara, Nenagh, County Tipperary against the decision made on the 6th day of August 2025, by Tipperary County Council to refuse permission for the proposed development.

Proposed Development: Change of use of existing detached domestic garage to residential use. Works to include demolition of walls, alteration and extension to existing garage, to form a residential use, and increased roof height to same, all at Mountain View, Bansha Road, Tipperary Town, County Tipperary.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the substandard nature of the internal accommodation, and the deficit in private amenity space it is considered that the proposed development would constitute a substandard form of residential amenity for future residents, contrary to the requirements of the Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities and Policy 5-5 of the Tipperary County Development Plan 2022-2028. Furthermore, having regard to the proposed access to the private amenity space of the adjoining property at No 1 Mountain View it is considered that the proposed development would seriously injure the residential amenity of neighbouring properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *22* day of *December* 2025.