

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2597

Appeal by Anne Murray against the decision made on the 25th day of March, 2026 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: To convert existing outbuilding and store to a two storey dwelling house including a single storey extension to side of existing store as part of the proposed new dwelling and all ancillary works at Talbot Place, Tramore, County Waterford.

Decision

Having regard to the nature of the condition number 2, the subject of the appeal, the Commission is satisfied that the determination by the Commission 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 2 and the reasons therefor.

Reasons and Considerations

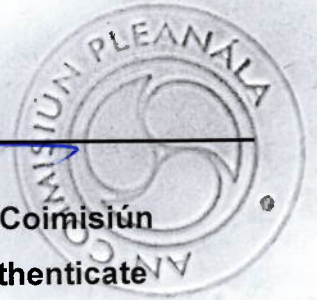
Having regard to the location and orientation of the subject structure, and the existing first floor windows to the south eastern elevation, as identified on the "existing elevation" drawing submitted with the application, and having regard to the position of the subject windows relative to the dwelling to the northeast, and to the separation distance in excess of 30 metres to the dwellings to the east, it is considered that the subject first floor windows would not seriously injure the amenities of adjoining or adjacent residential property by reason of undue overlooking, and would otherwise be in accordance with the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 7th day of August 2026