

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Planning Report**



**Planning and Development Act 2000, as amended
Planning and Development Regulations 2001, as amended**

Planning Ref: P. 2660235

Due Date: 16/06/'26

Applicant: Greg Odelga and Joanne Lopatynska

Development: Permission to construct a first-floor extension over the attached garage to the side of the 2-storey end of terrace house and change the attached garage to a living room and all associated site work and full Planning Permission for the Indefinite retention of the single storey rear extension and the front porch

Address: No. 128 Assumption Place, Kilkenny City

Referrals

None

Site History

No recent on-site history.

Pre-planning

No pre-planning meeting noted.

Third Party Submissions

None received to date.

Development Plan Policy

The site is zoned Existing Residential as per the Kilkenny City and County Development Plan 2021-2027 with the objective to protect, provide and improve residential amenities

Site location and description

The house is a semi detached house located on new road, Kilkenny City.

Heritage

Protected Structure – None close to site.

Architectural Conservation Area – The site falls beyond any Architectural Conservation Area.

Recorded Monuments – None in the area.

Zone of Archaeological Potential - The site is located beyond the Zone of Archaeological Potential for Kilkenny City.

Appropriate assessment/Special Area of Conservation – The house is a good distance from the River Nore SAC, with the house connected to public services and with the boundary of the site outlined in the application well beyond the zone of impact of the SAC and with no direct pathways, there are no anticipated impacts on the SAC.

Proposed development

Permission for a single storey flat roofed rear extension to the rear and side. The proposed design is in keeping with the remainder of the estate and will not materially affect the character.



Fig: Proposed site layout



Fig: Contiguous front elevation

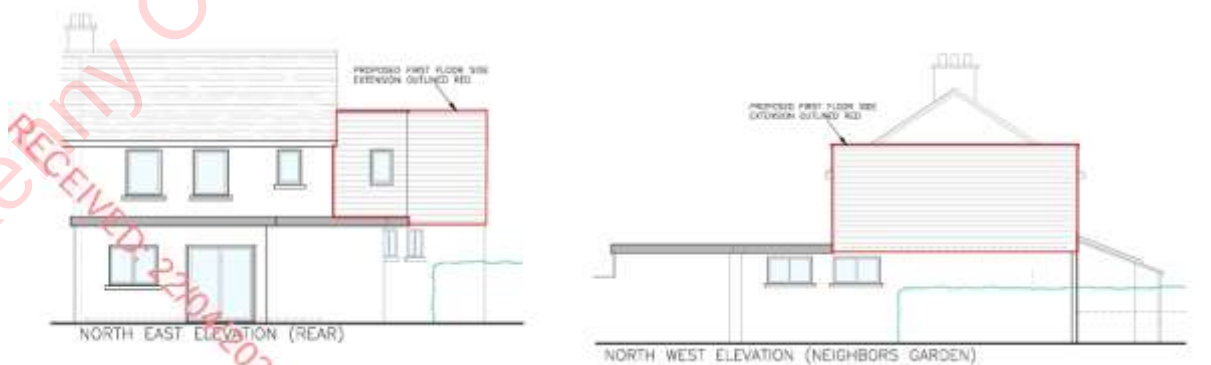


Fig: Proposed elevations

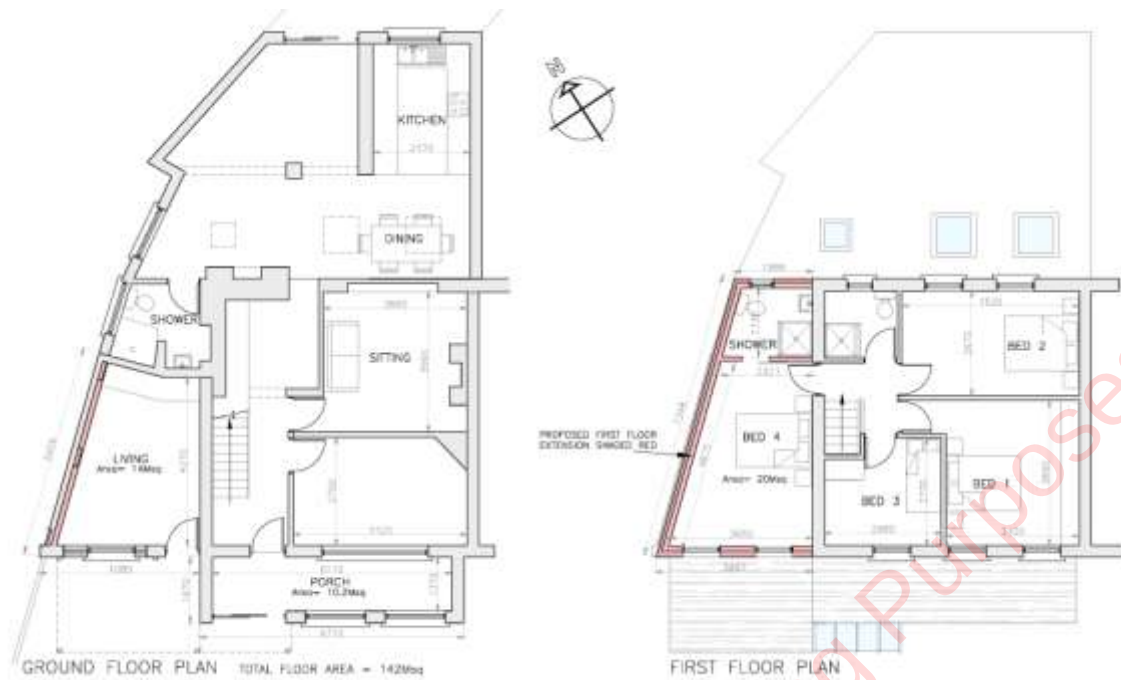


Fig: Proposed floorplans

Services

Water – existing connection to mains supply.

Waste water – existing connection to public sewer

Contributions:

Class 2 but under 40sqm so exempt.

Impact on Natura 2000 site

A Screening exercise was completed, which showed that no significant environmental impact is likely on any Natura 2000 site.

EIA Conclusion

A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that an EIAR is not required.

Assessment:

Gross floor space ⁵ of any existing building(s) in sq m	156.00
Gross floor space of proposed works in sq m	20.00
Gross floor space of work to be retained in sq m (if appropriate)	57.59
Gross floor space of any demolition in sq m (if appropriate)	0.00

I note that the site has a high front gated wall which does not seem to have the benefit of planning permissions. I also note there is a an unsightly extension to the front of the garage which does not seem to have the benefit of planning permission.

I also note that the proposed front room does not have an internal connection but rather has an independent front door with no access to the house. This front entrance may be relocated to the hall for internal access. I have no objection to the retention of the front porch.

I have some concern about the proposed room above the garage conversion, it s modern appearance and the fact that it will be located on an exposed corner where it may appear incongruous with the remainder of the houses along this terrace.



Fig: Front extension to garage and gate with location above for modern flat roofed box extension.

Recommendation:

It is recommended that the following further information be requested.

1. The planning authority has concerns about the proposed first floor extension to the garage which will, by virtue of the positioning of the neighbouring house, be set in a prominent location and highly visible from O'Loughlin road approach. There is concern that the materials proposed would not be in keeping with the character of the remainder of the estate. The applicants shall submit revised proposals for materials more sympathetic to the estate.
2. The planning authority notes that the proposed converted garage has a front door with no internal connection to the house. The applicants shall submit revised proposals for the removal of the proposed second front door and for the relocation of the door to the hall where internal access can be obtained.
3. It is noted from inspection that the site has a gated front fence which exceeds the exempt 1.2m and which does not appear to have the benefit of planning permission. This finish is out of character with the remainder of Assumption place and should be regularised. Please submit proposals for the removal/reduction of this fence and reduction of the gate to the exempt limit.
4. It is noted there is a recently added roof extension to the front of the garage which is not indicated in the application and which is not in keeping with the character of Assumption place. The applicants shall submit proposals for its removal.



10/06/'26

N. Louw, Senior Executive Planner



D. Malone
Senior Planner
12/06/26

Kilkenny County Council - Viewing Purposes Only!