



An  
Bord  
Pleanála

**Board Direction**  
**BD-006517-20**  
**ABP-307487-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the visually sensitive location of the site on the seaward side of the public road where there are clear views of the site from the east on Cliff Road and from the Pier Steps and in a 'visually vulnerable area', as designated in the *Waterford County Development Plan 2011-2017* (as extended and varied), to the small scale and limited visual impact of the existing structure on the site and the relative scale of the proposed development, in particular the increased width of the existing structure by the extension on the eastern side and the design of the proposed extension which includes braced cantilevers over the cliff, it is considered that the proposed development would constitute an visually obtrusive form of development in this location that would have a negative impact on the coastal landscape and views in this location which it is the aim of the council to protect as per Policy ENV5 and Objective CP4 of the Plan. The proposed development would therefore be contrary to Policy ENV5 and Objective CP4 of the *Waterford County Development Plan 2011-2017* (as extended and varied) with regard to landscape and coastal protection, would seriously

injure the visual amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the limited floor area proposed (c.36.24 sq. metres), the restricted bedroom sizes proposed (c.4.5 sq. metres) and the fact that the existing structure on the site complies with the definition of a 'house' as set out in the Planning and Development Acts and that the development could facilitate an intensification in the use of the site and extended residential occupation, it is considered that the proposed development would result in a sub-standard form of residential accommodation for future occupants that would be seriously injurious to residential amenity and therefore contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/09/2020

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Terry Ó Niadh