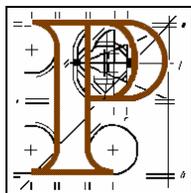


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2013

## Waterford County

**Planning Register Reference Number: 13/309**

An Bord Pleanála Reference Number: PL 24.242600

**APPEAL** by An Taisce of The Tailors' Hall, Back Lane, Dublin against the decision made on the 24<sup>th</sup> day of September, 2013 by Waterford County Council to grant subject to conditions a permission to Charlotte Raheer care of Michael Whelan of Kilcanavee, Kilmacthomas, County Waterford.

**PROPOSED DEVELOPMENT:** Construction of a bungalow with basement garage, wastewater treatment system, percolation area, entrance and all ancillary site works at Loughdeheen, Dunhill, County Waterford.

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the extent of the landowner's farm holding, the planning history of the farm holding and the undeveloped and exposed nature of the rural landscape in the area of the proposed residential development, it is considered that the proposed development would result in unacceptable visual intrusion on the scenic rural landscape which would contravene the provisions, in regard to 'appropriate locations' (Section 2.1) and to 'unacceptable visual intrusion' (Appendix 2), of the Sustainable Rural Housing – Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in 2005, which Guidelines are considered reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2014.**