



Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 20/147

APPEAL by Mary Lincoln care of Resource Planning Management and Development of 5 Brighton Mews, Harrison Row, Rathgar, Dublin against the decision made on the 9th day of June, 2020 by Waterford City and County Council to refuse permission.

Proposed Development: A single-storey extension to side and rear of existing single storey detached dwelling at site located adjacent at the west side to the Pier Steps at Cliff Road, Ardmore, County Waterford.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. 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 (circa 36.24 square metres), the restricted bedroom sizes proposed (circa 4.5 square 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 substandard form of residential accommodation for future occupants that would seriously injure residential amenity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.