



An
Bord
Pleanála

**Board Direction
PL93.247958**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 10th 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is the policy of the Waterford County Development Plan 2011-2019 to protect and improve rural amenity in areas outside settlement boundaries where no specific land use zoning is indicated. Having regard to the design, scale and location of the proposed development in a rural area where there is an excessive density of development and where such development is ad-hoc and disorderly in character, and having regard to the planning history of the subject site and adjoining properties, it is considered that the proposed development would further exacerbate this unsustainable pattern of development in the vicinity and would also seriously injure the residential and visual amenities of neighbouring property. The proposed development would therefore contravene the policies of the Development Plan in this regard and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development adequately addressed the reasons for refusal for a similar type of development that had been refused by the

planning authority under register reference number 16/255, and noted that the current proposal involved moving the subject garage/greenhouse closer to neighbouring properties than that sought previously, and thereby impacted on the residential amenities of those properties to an unacceptable degree. The Board also considered that the visual impact of the development could not be adequately mitigated by the condition suggested by the Inspector.

Board Member

Date: 18th May 2017

Philip Jones