



An  
Bord  
Pleanála

**Board Direction**  
**BD-004466-19**  
**ABP-304326-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2019.

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

### **Reasons and Considerations**

1. Having regard to the location of the site within Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Waterford County Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment in this scenic location and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design and scale of the proposed dwelling, in particular the proposed accessible flat roof / terrace area on the northern side of the building, its location on the site and proximity to the adjoining dwelling to the north, it is considered that the proposed development would result in the overlooking of the adjoining dwelling and private amenity space. The proposed development would therefore seriously injure the amenity and depreciate the value of the adjoining property and would be contrary to the proper planning and sustainable development of the area.

**Note :** The Board agreed with conclusion of the inspector that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road characterised by a multiplicity of existing entrances at a point where sight stopping distances are restricted in a southerly direction and there is a continuous white line however having regard to the substantive reasons for refusal above decided not to pursue this issue further.

**Board Member**

**Date:** 08/11/2019

---

Paul Hyde