



An
Bord
Pleanála

Board Direction
BD-004389-19
ABP-304931-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2019.

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 location of the site within the 'Streetscape of Distinctive Character' for Annestown as identified in the Waterford County Development Plan, 2011-2017 (as extended), its proximity to a protected structure and other buildings listed in the National Inventory of Architectural Heritage, and the surrounding pattern of development within the village of Annestown, it is considered that the proposed development by virtue of its inappropriate design by reason of form, elevational treatment and external finishes would have an adverse impact on the special physical and historic character of the village, would seriously injure the amenities of the 'Streetscape of Distinctive Character', would be contrary to Policy AH10 of the Development Plan, and would be injurious to the visual amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/10/2019

Terry Prendergast