

An
Bord
Pleanála

Board Direction
BD-009536-21
ABP-310992-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2021.

The Board treated this case under section 139 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

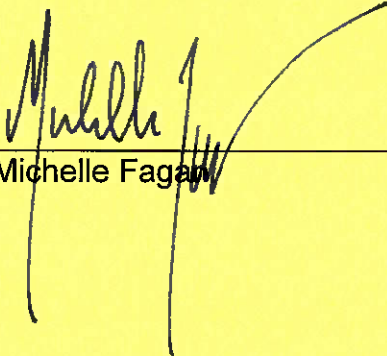
Attach condition 1(b) and (c)

Reasons and Considerations

Having regard to Section 7.8 of Variation 1 of the Waterford County Development Plan 2011-2017 (as extended and varied), which seeks to ensure that the design and layout of extensions to houses should have regard to the amenities of adjoining properties, and to the nature, scale, design and location of the proposed development, which is not consistent with the character and form of the existing building, it is considered that the retention of the first floor terrace and external staircase would seriously injure the residential amenities of property in the vicinity, particularly No. 19 Church Street, by way of overlooking, loss of privacy and visual intrusion; and having regard to Section 10.41 of the Dungarvan Town Development Plan 2012-2018 (as extended and varied), which seeks to ensure that any modifications, alterations, or extensions affecting a structure within an ACA, are sited and designed appropriately, and that it would not have an adverse impact on the character and setting of the area, the inclusion of Conditions 1(b) and (c) is

considered to be in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 25/11/2021