

An
Bord
Pleanála

Board Direction
BD-011689-23
ABP-312313-21

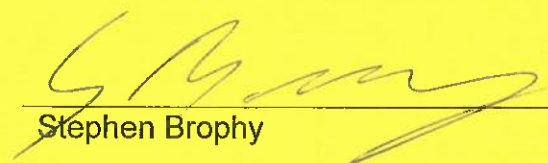
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2023.

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 Waterford City & County Development Plan 2022 – 2028 and the planning history of the site, it is considered that the retention of the two doors to the small flat roof and the presence of an unauthorised extension to the large flat roof has led to a situation wherein both roofs are accessible and useable as balconies, roof terraces, and roof gardens in material contravention of Condition No. 11 attached to the permission granted to application 19/898. Such use leads to overlooking of adjacent residential properties and a consequent loss of privacy to these properties which seriously injures their amenity. The continuation of this use, which is facilitated by the proposed retention of the two doors and the unauthorised roof extension, would thus be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 24/01/2023

