



An
Bord
Pleanála

Board Direction
BD-017261-24
ABP-319243-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2024.

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 established pattern of development, the nature of the development proposed and the location and scale of the extensions to the front of the dwelling, it is considered that the proposed development would constitute overdevelopment of the site, would be out of character with the existing pattern of development in the area, would detract from the visual amenities of the area, would be contrary to a specific development management standard of the Waterford City and County Development Plan 2022-2028, and would set an undesirable precedent for similar type developments. The proposed development would therefore seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Waterford City and County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and development of the area.

Board Member


Liam Bergin

Date: 19/08/2024