



An
Coimisiún
Pleanála

Commission Direction
CD-000573
PL-500611-WD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 May 2026.

The Commission decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 15/05/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the character and location of the subject property which forms part of a development of similar style thatched roof dwellings, it is considered that the proposal to remove the existing thatch roof and replace it with clay tiles would be visually incongruous and would adversely impact the special character and setting of the overall estate and the visual amenity of the area contrary to Policy

Objective BH07 of the Waterford City and County Development Plan 2022-2027 which seeks to promote the character and unique identity of rural villages. The proposed development therefore would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that, notwithstanding the use of clay tiles on the porches of dwellings in the estate, the estate has a particular character and uniformity as a result of the thatched roofs which in turn contributes to the overall character of the village, and therefore the removal of a thatch roof and replacement with clay tiles on just one dwelling would be visually incongruous and would have an adverse impact on the character and visual amenity of the estate and village.

The Commission agreed with the comment of the planning authority that the replacement of the thatched roofs with clay may be acceptable on the basis of a collective proposal for all properties in the estate.