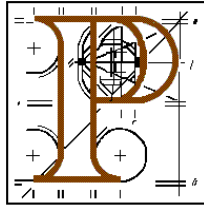


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Waterford City and County

Planning Register Reference Number: 15/594

An Bord Pleanála Reference Number: PL 93.246010

APPEAL by Joann Whelan care of Peter Thomson Planning Solutions of Suite 1, Burchall House, Parnell Street, Waterford against the decision made on the 10th day of December, 2015 by Waterford and City and County Council to grant subject to conditions a permission to Shane and Aoife McGrath care of Ailtire Architectural Services of Leigh, Ring, County Waterford.

PROPOSED DEVELOPMENT: Construction of a bungalow with attached garage, entrance, wastewater treatment system and ancillary works at Ballyguiry East, Dungarvan, County Waterford.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Taken in conjunction with existing housing in the area, the proposed development would create a pattern of undesirable ribbon development along the public road, would constitute an excessive density of housing development in this rural area, would be contrary to the recommendations of the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005 and the Waterford County Development Plan 2011-2017, would detract from the character of the area, would lead to demands for the uneconomic provision of services and facilities and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed dwelling on a prominent upland site, it is considered that the proposed development would seriously injure the amenities of the area, would set an undesirable precedent for other such development and would be contrary to Policy ENV 5 as set out in the Waterford County Development plan 2011-2017. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.