



An
Bord
Pleanála

**Board Order
PL 93.249245**

Planning and Development Acts 2000 to 2017

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 17/458

Appeal by Graham Healy care of Wigham McGrath and Partners of 29 William Street, Waterford against the decision made on the 17th day of August, 2017 by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: Retention of external double doors to existing porch to a protected structure, with all associated site development works at 'Glenamara', Nunnery Lane, Stradbally, County Waterford.

Decision

REFUSE permission for the above proposed development in accordance with 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

The development proposed for retention would significantly impact on the visual character of a protected structure listed on the record of protected structures in the current Waterford County Development Plan 2011-2017. It is considered that the insertion of the outer double doors detracts from the proportion and rhythm of the protected structure and obscures the view of the front door a focal point of the front elevation of the protected structure. The development proposed for retention would also be in contravention of a condition of a previous permission planning register reference number 16/193 on the site condition 4(a) which omitted the provision and installation of the outer double doors. The development proposed for retention would, therefore, materially contravene policy AH5 of the current county development plan relating to protected structures to protect such structures from works which would visually or physically detract from the special character of the main structure which is reasonable. The development proposed for retention 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 2018