



Planning and Development Acts 2000 to 2018

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 17/781

APPEAL by Margaret O'Farrell of "Cove House", Dunmore East, County Waterford and by Bernie Rothwell care of Frank Ó'Gallachóir and Associates Limited of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 12th day of July, 2018 by Waterford City and County Council to grant subject to conditions a permission to David and Helena Boyce care of Tritschler Architects of The Boat House, Killea Road, Dunmore East, County Waterford.

Proposed Development Demolition of the existing three-bedroomed single storey chalet type dwelling and erect a three-bedroomed two-storey dwelling over basement level to include living accommodation, a roof garden and greenhouse, alterations to the existing vehicular site entrance to include a new pedestrian entrance and all ancillary site works, all at The Chalet, Lady's Cove, Dock Road, Dunmore East, 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 subject site is located within an area of Dunmore East which has been identified as a 'Streetscape of Distinctive Character'. Having regard to the objectives of the current Development Plan for the area, Objective DO₁₇ of the Dunmore East Plan requires developments to have regard to the planning guidance, as set out in Section 10.46 of the Development Standards Chapter, and that replacement dwellings should 'take into account existing plots, where possible, in order to retain the existing grain, character and setting of the streetscape'. In addition, it is stated that 'all new buildings should contribute to the visual enhancement of the area while respecting its visual character'.

It is considered, by reason of the height, bulk, scale and roof of the development proposed on this small plot, that the proposed house design

does not respect the context of the site and, if permitted, would not retain the existing grain, character or setting of the streetscape at this location and would, if permitted, have a significant impact on the streetscape and on the general and residential amenities of the existing adjacent properties, contrary to the Development Plan requirements and would seriously injure the visual and general amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019