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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 18/462**

**APPEAL** by Breda English care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 29<sup>th</sup> day of January, 2019 by Waterford City and County Council to refuse permission.

**Proposed Development:** Demolition of single-storey bungalow and the construction of a two-storey house with ground floor annex, with new site entrance and associated site works on Cul Clumthar, Lower Village Dunmore East, County Waterford as amended by the revised public notices received by the planning authority on the 19<sup>th</sup> day of December, 2018 and the 3<sup>rd</sup> day of January, 2019.

**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 physical character'. It is considered, by reason of the height, bulk, scale and layout of the proposed development 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 particularly to the north, 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.

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

**Dated this            day of            2019.**