



Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 19/74

APPEAL by Aidan McKenna care of Aspect Architecture of Number 5 The Mews, 12 O'Connell Street, Dungarvan, County Waterford against the decision made on the 4th day of April, 2019 by Waterford City and County Council to refuse permission to the said Aidan McKenna.

Proposed Development Construction of a new two-storey dwelling with adjoining single storey 'granny flat' apartment, new entrance, garage, site works, connection to public services and all ancillary works, all at Ballyrandle Dungarvan, 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

1. Having regard to the location of the site within an 'Area Under Strong Urban Influence', as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Waterford County Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria, as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment in this scenic location and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design and scale of the proposed dwelling house, in particular the proposed accessible flat roof/terrace area on the northern side of the building, its location on the site and proximity to the adjoining dwelling to the north, it is considered that the proposed development would result in the overlooking of the adjoining dwelling and private amenity space. The proposed development would, therefore, seriously injure the amenity and depreciate the value of the adjoining property and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.