



Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 19/269

APPEAL by John Foley care of Walsh and Walsh Architects of The Square, Cahir, County Tipperary against the decision made on the 13th day of June, 2019 by Waterford City and County Council to refuse permission.

Proposed Development: Additional 5th single storey dwelling and alteration to site layout on previously granted permissions, planning register reference numbers 08/1042, 14/600165 and 18/261 complete with all site and external works at Dysert, Ardmore, 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

Having regard to the zoning objective for the subject site in the Waterford County Development Plan 2011 – 2017 as “Green Belt”, where the objective is to provide for a clear physical demarcation to the adjoining urban area, to reduce urban sprawl, and to safeguard the potential expansion of settlements in the future, it is considered the proposed development, by reason of its layout, building line and design would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive coastal landscape of this area, which it is appropriate to preserve, and, by reason of the fact that the development in question does not comply with the provisions of the Development Plan, would contravene materially this zoning objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2019.