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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: 19/294**

**APPEAL** by David Twohig of 95 Prince of Wales Mansions, Prince of Wales Drive, Battersea, London, United Kingdom against the decision made on the 20<sup>th</sup> day of June, 2019 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** The construction of a one and a half storey dwelling to include mezzanine level, with tiled pitched roof, six number roof lights, solar panels, a mix of rendered and timber cladded external wall finishes, aluminium double glazed windows, the widening of existing site entrance to improve sight lines, connection to public sewer, connection to public mains water supply and all associated site works at Annestown, 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 location of the site within the 'Streetscape of Distinctive Character' for Annestown as identified in the Waterford County Development Plan 2011-2017 (as extended), its proximity to a protected structure and other buildings listed in the National Inventory of Architectural Heritage, and the surrounding pattern of development within the village of Annestown, it is considered that the proposed development by virtue of its inappropriate design by reason of form, elevational treatment and external finishes would have an adverse impact on the special physical and historic character of the village, would seriously injure the amenities of the 'Streetscape of Distinctive Character', would be contrary to Policy AH 10 of the Development Plan and would seriously the visual amenity 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.**