Board Order

ABP-306487-20

Planning and Development Acts 2000 to 2019

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 19/818

APPEAL by Mary MacNamara care of Fewer Harrington and Partners of Studio 14, The Atrium, Maritana Gate, Canada Street, Waterford against the decision made on the 19th day of December, 2019 by Waterford City and County Council to refuse permission.

Proposed Development: Retention of the existing pebble dash finish to the blockwork walls, pre-cast concrete caps, and the render finish on the piers, of the front boundary and vehicular entrance and associated site works at Chatsfort, Newtown, 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 extent of the boundary wall with pebble dash finish proposed to be retained, its location and visual prominence in the streetscape and its contemporary appearance and contrast with the original stone walling and the character of the site and surrounding Newtown area, it is considered that the development is a visually incongruous element in the streetscape that is out of character with the site and its environment. The development proposed for retention would, therefore, seriously injure the visual amenities and character of the area, would have an adverse impact on the amenity of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this   day of   2020.