

---

**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: 20/227**

**APPEAL** by Brendan Hogan and Kate O'Donoghue care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 16<sup>th</sup> day of July, 2020 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** Erection of a fully serviced part single storey part two storey (dormer) detached dwelling, detached garage, proposed vehicular and pedestrian entrance, boundary treatments, landscaping, together with all associated site development works to include new foul water treatment system and percolation area, all at Killowen, Tramore, County Waterford.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

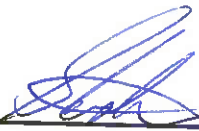

## **Matters Considered**

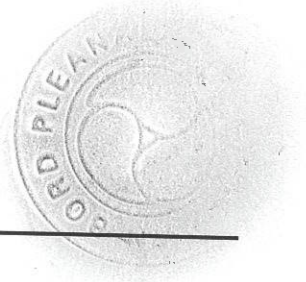
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

1. The subject site is located within an area zoned in the Waterford County Development Plan 2011-2017 (as varied and extended) as Airfield Reserve Area, where it is an objective to allow for the future expansion of Waterford Regional Airport and reserve lands free from inappropriate development which may prejudice the future expansion of the airport. The proposed development would materially contravene this objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development constitutes haphazard backland development, being situated to the rear of dwellings positioned along a public roadway and accessed from a laneway positioned between two existing dwellings resulting in the loss of privacy to the rear of the dwelling and would seriously injure the existing amenities associated with the dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
  
\_\_\_\_\_  
**Stephen Bohan**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**



Dated this 6<sup>th</sup> day of May 2021.