

Planning and Development Acts 2000 to 2021

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 21/940

APPEAL by S and C Properties care of Siubhan Criostoir of The Old Library Building, Friary Street, Dungarvan, County Waterford against the decision made on the 30th day of November, 2021 by Waterford City and County Council to refuse permission for the development proposed to be retained.

Proposed Development: Retain indefinitely alterations to dwelling house, as constructed, including doors to south-west and north-west elevations and temporary planter boxes to flat roof areas at Sarsfield Street, Abbeyside, Dungarvan, County Waterford.

Decision

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

Reasons and Considerations

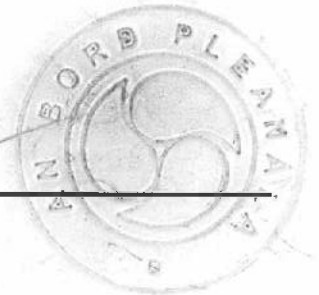
Having regard to the Waterford City and County Development Plan 2022 – 2028 and the planning history of the site, it is considered that the proposed retention of the two doors to the small flat roof and the presence of an unauthorised extension to the large flat roof has resulted in a situation whereby both roofs are accessible and useable as balconies, roof terraces, and roof gardens in material contravention of condition number 11 of the permission granted under planning register reference number 19/898. The development proposed to be retained would result in overlooking of adjacent residential properties, and a consequent loss of privacy to these properties, which would seriously injure the amenities of the properties. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 25 day of Jan 2023.