



An  
Bord  
Pleanála

**Board Order**  
**ABP-312716-22**

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**Planning and Development Acts 2000 to 2021**

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

**Planning Register Reference Number: 21/1068**

**Appeal** by James E. Thompson care of Liam Buck of Glen, Clonea, Dungarvan, County Waterford against the decision made on the 18<sup>th</sup> day of January, 2022 by Waterford City and County Council to refuse permission for the proposed development.

**Proposed Development:** Renovate and extend existing dwelling house over two floors and all ancillary site works at 'Kismet', Church Lane, Stradbally, County Waterford.

## **Decision**

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

## Reasons and Considerations

Having regard to the specific design proposed and the resultant scale, massing and bulk of the proposed development on an elevated site, and in the absence of contiguous elevations, the Board is not satisfied that the proposed development would not adversely impact on the special character of the Stradbally Architectural Conservation Area and would, therefore, materially contravene the Built Heritage Policy Objective BH 05 of the Waterford City and County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Tom Rabbette**

**Member of An Bord Pleanála**

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

Dated this 15<sup>th</sup> day of May 2023