

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

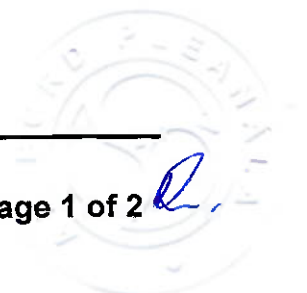
Planning Register Reference Number: 21/775

APPEAL by Tom O'Regan of 2 Curraghmore Terrace, Dunmore East, County Waterford against the decision made on the 21st day of July, 2022 by Waterford City and County Council to grant subject to conditions a permission to Louis and Mairead Ronan care of Dermot Bannon Architects of Unit 16, The Seapoint Building, 44-45 Clontarf Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Partial demolition and a proposed, two storey extension to the side and rear of an existing, end of terrace dwelling, new vehicular access and all associated site works 1 Curraghmore Terrace, Dunmore East, 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, relative to the small scale of the existing dwelling on this prominent corner site, at the end of an historic terrace located proximate to the seafront and to the centre of Dunmore East, the Board is not satisfied that the proposed development would not adversely impact on the special character of Dunmore East Architectural Conservation Area and would, therefore, materially contravene the Built Heritage Policy BH05 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.



Mick Long

Member of An Bord Pleanála

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

Dated this *16* day of *November* 2023.