



An
Bord
Pleanála

Board Order

ABP-315640-23

Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 22/935

Appeal by Stephen Fowler care of Anthony Walker of 75 Bishopsfield, Williamstown, Waterford against the decision made on the 19th day of December, 2022 by Waterford City and County Council to refuse permission.

Proposed Development: Renovate and extend an existing single storey dwelling to provide a four number bedroom single storey dwelling with kitchen, dining and living room and a new sunroom, with internal mezzanine balcony, with new site entrance, bored well, wastewater treatment system, and a percolation area with all associated site works, all at Kilmacleague East, Dunmore East, County Waterford.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. It is considered that, by reason of its scale and design, the proposed development would erode the existing siting and design of the existing structure and would not represent a sympathetic refurbishment. The proposed development would be contrary to policy objectives H31 and H32 (Refurbishment and Extensions of Existing Structures) of the Waterford City and County Development Plan 2022-2028, would seriously injure the visual amenity of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development includes the creation of a new vehicular entrance onto a busy Regional Road (R685). It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the proposed development would generate on a regional road at a point where sightlines are restricted, particularly in an easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

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

Dated this 13th day of March 2024.

