



Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 23/60171

APPEAL by William and Helen Boxwell care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 29th day of January, 2024 by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: The demolition of an existing single storey dwelling and construct in its place a two-storey over basement dwelling, including new boundary wall and all associated site works at Convent Road, Dunmore East, County Waterford as revised by the further public notices received by the planning authority on the 4th day of January, 2024.

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 site's prominent location within the village of Dunmore East, to the scale, massing, and bulk of the proposed development and the level of excavation required, it is considered that, while the site is capable of accommodating a contemporary style house, the proposed design as presented would result in a development that would be out of character with the scale of development in this area and would seriously be contrary to General Housing Policy Objective H 02 of the Waterford City and County Development Plan 2022-2028, which states that the planning authority "will ensure new residential development is appropriate in terms of type, character, scale, form and density to that location". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 30 day of August 2024