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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 2360617**

**APPEAL** by Paul Kelly care of Vincent Murray Designs Limited of Ballythomas, Rathgormack, Carrick-on-Suir, County Waterford against the decision made on the 12th day of February, 2024 by Waterford City and County Council to refuse permission.

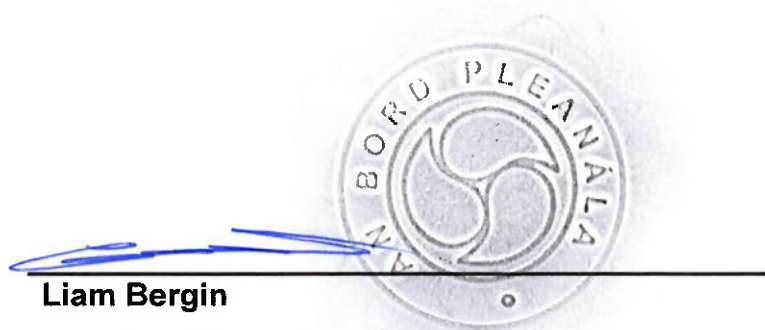
**Proposed Development:** Sub-division of an existing single storey semi-detached three-bedroom house into two number residential units (one number two-bed and one number one-bed). The application includes the indefinite permission for retention of an existing single storey flat roof extension to the side of the existing house. This application also involves the demolition of the existing single storey rear extension and the construction of a single storey extension to the front of the existing house and all associated site works, all at 69 Dominick Place, Airmount, 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 established pattern of development, the nature of the development proposed and the location and scale of the extensions to the front of the dwelling, it is considered that the proposed development would constitute overdevelopment of the site, would be out of character with the existing pattern of development in the area, would detract from the visual amenities of the area, would be contrary to a specific development management standard of the Waterford City and County Development Plan 2022-2028, and would set an undesirable precedent for similar type developments. The proposed development would therefore seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Waterford City and County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and development of the area.



**Liam Bergin**

**Member of An Bord Pleanála**

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

**Dated this 21<sup>st</sup> day of August 2024.**