



Planning and Development Acts 2000 to 2022

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2360570

APPEAL by James Power care of Peter Thomson of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny, and by Others, against the decision made on the 18th day of June 2024 by Waterford City and County Council to grant, subject to conditions, a permission to Bill Dowling care of e projects Chartered Architects Limited of 21 Lower Main Street, Dungarvan, County Waterford.

Proposed Development: Permission for the demolition of a single-storey dwelling and replacement with a dormer dwelling including all ancillary site works to include the provision of street frontage parking and landscaping. The Apartment, Coffey Lane, Ardmore, County Waterford.

Decision

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

Reasons and Considerations

The proposed development, by reason of its excessive height relative to surrounding buildings, its bulk and massing, its building line and its design would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate to preserve and would be contrary to 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.



Declan Moore

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

Dated this 21st day of October 2024.