

An  
Coimisiún  
Pleanála

Commission Order  
ABP-320736-24

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 23/60565**

**Appeal** by Leonard Comerford care of Stuart Gethings of Ballybreen, Killanne, Enniscorthy, County Wexford against the decision made on the 9<sup>th</sup> day of August, 2024 by Waterford City and County Council to refuse permission for the proposed development.

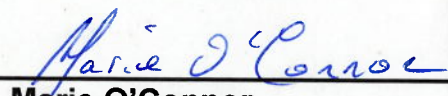
**Proposed Development:** Permission is sought for (a) internal and external alterations to the existing thatched roof cottage (including altering windows openings to the rear), (b) demolition of existing flat roof extension to rear, and (c) construction of single storey/split level extension and domestic garage to rear together with all associated site works within the curtilage of protected structure at Sunrise Cottage, Dock Road, Dunmore, Dunmore East, County Waterford (Protected Structure Number WA750112)

**Decision**

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

## Reasons and Considerations

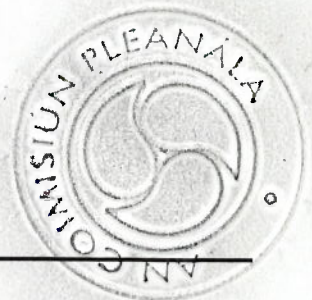
Having regard to the height and scale of the rear extension proposed to Sunrise Cottage which is identified as a Protected Structure within the Dunmore East Architectural Conservation Area, it is considered that the proposed development would not enhance or preserve the character of the Protected Structure or its setting. It is also considered that the application did not satisfactorily demonstrate that the proposed demolition and excavations would protect and not result in loss or damage to the Protected Structure or neighbouring Protected Structures. Accordingly, it is considered the proposed development would be contrary to Built Heritage Policy Objectives BH01 (Record of Protected Structures), BH05 (Architectural Conservation Areas), and BH12 (Settings and Vistas) of the Waterford City and County Development Plan 2022-2028, and would set an undesirable precedent for similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Marie O'Connor**

**Planning Commissioner of An Coimisiún  
Pleanála**

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



**Dated this 08 day of July 2025.**