

An
Coimisiún
Pleanála

Commission Order
PL-500611-WD-26

Planning and Development Act 2000, as amended

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 2560775

APPEAL by Jacqueline and Gary Shepherd against the decision made on the 17th day of December 2025, by Waterford City and County Council to refuse permission for the proposed development.

Proposed Development: To remove the existing thatched roof and replace with clay tile roof at number 4 Saint James Wood, Stradbally, County 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 character and location of the subject property which forms part of a development of similar style thatched roof dwellings, it is considered that the proposal to remove the existing thatch roof and replace it with clay tiles would be visually incongruous and would adversely impact the special character and setting of the overall estate and the visual amenity of the area contrary to Policy Objective BH07 of the Waterford City and County Development Plan 2022-2028 which seeks to promote the character and unique identity of rural villages. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that, notwithstanding the use of clay tiles on the porches of dwellings in the estate, the estate has a particular character and uniformity as a result of the thatched roofs which in turn contributes to the overall character of the village, and therefore the removal of a thatch roof and replacement with clay tiles on just one dwelling would be visually incongruous and would have an adverse impact on the character and visual amenity of the estate and village. The Commission agreed with the comment of the planning authority that the replacement of the thatched roofs with clay may be acceptable on the basis of a collective proposal for all properties in the estate.

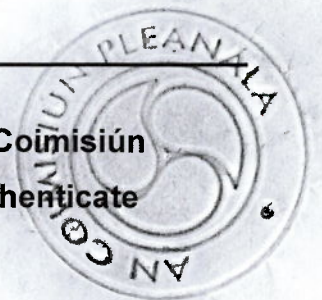
Mary Gurrle

Mary Gurrle

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *18* day of *May* 2026