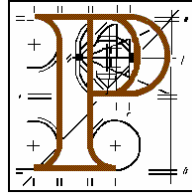


# An Bord Pleanála



## Inspector's Report

**PL26. 229678**

**Wexford County Council.**

**Proposed:** Construction of house, and associated site works.

**At:** Monbay Upper, Rossminogue, Craanford.

**Planning Application.**

**Reg. Ref:** 20080933

**Applicants:** J.Mannion and A .Coade.

**Appeal.**

**Appeal Type:** Third Party

**Appellants:** P. and I. Meade.

I have inspected the appeal site ( 11/ 11/ 08 ) and read the documents relating to .  
this appeal.

This is a third party appeal against the decision of the planning authority to grant permission for the above proposed development.

## **SITE**

The site of the proposed development is located in a rural area approximately 2 km to the west of the village of Craanford, in north Wexford. Gorey is some 6 km to the east..

Access to the site is by means of a county road which contains an average width of 4.5 m .The road serves a large area of farmland . It also provides access to in excess of 20 houses , 4 of which are located immediately to the east of the appeal site.

The area of the appeal site . 0.204 ha. The site is rectangular in shape , 62m long and on average 33m wide. The lands slopes gently downwards to the south east. The site is in permanent pasture and forms the eastern section of a field of several ha which was being grazed by sheep at the time of inspection.

To the east the site adjoins the third party property, which is the curtilage of a dwelling built approx 20 years. This is a single storey structure which contains a sunroom adjoining its western gable.. It is set back 20 m from the county road.

The separating boundary between the two properties is generally defined by a young grisellinia hedge 1 m high on the third party site . The third party site is 0.5 m below the level of the appeal site at the boundary.

Water supply to the third party dwelling is by means of a bored well 20 m north west of the dwelling and 5 m from the common boundary with the appeal site.

The appellants dwelling adjoins a single storey detached dwelling to the east. There are two further single storey dwellings on the northern side of the county road opposite the appellants property. None of the dwellings are more than 20 years old.

## **PROPOSED DEVELOPMENT**

The proposed development involves the erection of a single storey dwelling set back 25 m from the roadside boundary .

The proposed dwelling would be 12 m from the appellants house and 3 m from the separating boundary.

The dwelling would be 6 m from the western site boundary and 30 m from the southern site boundary.

The floor area proposed is 198 sq m .

Accommodation consists of lounge/ dining/ kitchen area, hall, living room , study, utility room , four bedrooms and bathroom.

Eaves height would be 2.8 m . Ridge height would be 6.4 m.

A nap plaster or dry dash finish is proposed to walls, with two sections of stone to the front elevation and slates or tiles to the roof.

Water supply is proposed by means of a bored well located in the north western corner of the site.

Effluent disposal is proposed by means of a septic tank and a percolation area located on the southern part of the site. The tank and percolation area would be located 25 m from both the third party dwelling and the septic tank serving it. The septic tank and percolation area would be downhill of the well positions on the appeal site and that on the appellants site..

### **DECISION OF PLANNING AUTHORITY**

The planning authority decided to grant permission subject to 11 conditions

### **THIRD PARTY GROUNDS OF APPEAL**

The scale of the development would be out of character in the area and would seriously injure the amenities of the area.

It will devalue the appellants property.

The development will result in overlooking of the appellants dwelling.

The road serving the site is substandard. The extra traffic and entrance will cause traffic hazard. There is inadequate sight distance available at the junction with the county road. There are already several entrances onto the narrow road.

The development would constitute ribbon development and be contrary to proper planning.

## **DEVELOPERS SUBMISSION**

The road serving the site contains adequate sightlines as indicated in submitted photos. It is also straight and flat for a considerable distance east. It is wide enough to accommodate two vehicles.

The location is low lying and the ridge height only 6 m. The house will be screened by existing mature trees in views from the south west.

As the dwelling is single storey there will be no overlooking from it. The eastern boundary will be screened.

The design is a low level bungalow which blends into the landscape.

A previous application for outline permission for two houses was speculative. The current proposal is for applicants who need a dwelling close to their relatives who live in Craanford village.

## **PLANNING AUTHORITY SUBMISSION**

The proposal accords with the rural housing policies in relation to design and location. The site is in a structurally weak area, in which it is policy to accommodate residential development as it arises. The applicants have acceptable linkages to the area.

The proposal by reason of design, siting and landscaping will not have any injurious impact on the landscape.

It will not impact negatively on residential amenity.

The required sightlines can be achieved on the road.

## **SITE HISTORY**

In Reg Ref 20062014 outline permission was refused for the erection of two houses on lands which included the instant appeal site and the land immediately to the west of it. The refusal reason cited location in a Sensitive Landscape and adverse impact on scenic quality.

## **COUNTY DEVELOPMENT PLAN**

The site lies within an area designated as Structurally Weak (Map No 2), in which development should be accommodated as it arises, subject to the proper planning and sustainable development of the area. Policy RSS4 (P12 CDP).

The site is located within Policy Area 1, Uplands. Section No7 of the plan sets out Policies relating to the Landscape Character Areas. Within Uplands the Plan states , inter alia;

“Encourage development that will not have a disproportionate visual impact ( due to excessive bulk , scale or inappropriate siting) and will not significantly interfere or detract from scenic upland vistas, when viewed from areas of the public realm.

Encourage development that will not interrupt or penetrate distinct sections or primary ridgelines when viewed from areas of the public realm.”

The Sustainable Rural Housing Guidelines places the site within a Stronger Rural Area.

## **ASSESSMENT**

Map No 2 of the County Plan clearly places the site within a structurally weak rural area in which development should be accommodated, provided a suitable site is available. The rural settlement strategy of the County Plan is based on research carried out by the planning authority which relies on current population densities. This rural settlement strategy is a refinement of Section 3.2 of the national strategy outlined in the Sustainable Rural Housing Guidelines. On that basis the erection of a dwelling is acceptable.

The need for a dwelling at this location is also acceptable on the basis of Policy RSS 4 of the County Plan which states that the demand for permanent residential development in Structurally Weak Rural Areas should be accommodated as it arises subject to the proper planning and sustainable development of the area. The local housing need criteria of the County Plan arises in relation to the family connection of one of the applicants to the area.

The previous proposal for the erection of two houses on lands which included the instant appeal site was not based on a local housing need.

The county road serving the site is 4.5 m wide. It serves the several local houses in the vicinity of the site and a large area of farmland. It is of adequate width and alignment to cater for the increased traffic generated by the proposed dwelling. Adequate visibility is also available along the road to permit safe turning movements into and out of the proposed access point.

The proposal constitutes development adjoining two existing houses and would become part of a small rural settlement of 5 houses in the immediate vicinity. As such its location is acceptable and accords with the settlement strategy outlined in the county plan.

The site is located on a local valley floor at much the same level as the adjoining four houses. As such it is at the lowest point in the locality

and in a position of least prominence. It is reasonably well screened within the area. The low profile single storey dwelling proposed will be reasonably assimilated into the landscape, and further aided by the site landscaping proposals. Injury to visual amenity will not therefore arise.

The proposed dwelling which is single storey and of low profile will not affect the residential amenities of the appellants property. There will be no element of overlooking, overshadowing or loss of light as referred to in the appeal submission. The appellants boundary facing the appeal site contains a hedge which is maturing. It is also intended to provide planting on all site boundaries and this is referred to in condition No 11 of the decision of the planning authority.

Reference is made in the appeal submission to the scale, bulk and density being out of character with other development in the area. The house is of low profile. The density of development is the same as the appellants and the three other adjoining houses. The bulk of the structure, while being somewhat larger than the other houses, is acceptable as it contains a floor area of less than 200 sq m. This is the floor area quoted in the County Plan as the maximum permitted on sites up to 0.2 ha. in area.

**RECOMMENDATION:**

I recommend that permission be granted subject to the following Reasons, Considerations and Conditions:

**REASONS AND CONSIDERATIONS**

Having regard to the location of the site within a structurally weak rural area as outlined in the Wexford County Plan, to the stated local housing need and to the low lying position of the site, it is considered that the proposed development would not seriously injure the residential or visual amenities of



the area, would be acceptable in terms of traffic safety and would , therefore , accord with the proper planning and sustainable development of the area.

### **CONDITIONS**

1. The development shall be carried out in accordance with the details submitted to the planning authority , except as may otherwise be required to comply with conditions hereunder.

**Reason:** In the interest of clarity.

2. The use of the property is restricted to that of the primary permanent residence of the owner of the property.

**Reason:** In the interest of orderly development..

3. Water supply and drainage arrangements shall comply in full with the requirements of the planning authority in the provision of such services.

**Reason:** In the interest of public health.

4. The effluent treatment and disposal system shall be provided and maintained in accordance with the requirements of the planning authority.

**Reason:** In the interest of public health.

5. The roof shall consist of slate/ tiles which shall be blue/ black or dark brown in colour.

**Reason:** In the interest of visual amenity.

6. All service cables to the dwelling shall be laid underground

**Reason:** In the interest of visual amenity.

7. The site , including the roadside boundary, shall be landscaped in accordance with the requirements of the planning authority .

**Reason:** In the interest of visual amenity.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority, that is provided or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development, or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions in the scheme at the time of payment. Details of the application of the scheme shall be agreed between the developer and the planning authority or in default of agreement, the matter shall be referred to the Board to determine the application of the terms of the scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

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**James Carroll**  
**Planning Inspector**

**November , 2008**

