

An
Bord
Pleanála

Board Direction
BD-009784-22
ABP-310246-21


The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1.0 Reasons and Considerations

The Wexford County Development Plan 2013 to 2019 (lifetime extended) sets out assessment criteria for the siting and design of rural houses. Having regard to the scale, mass, height, detailed design (including fenestration, door openings, and decorative features) and location centrally within an agricultural field in a manner that would diminish the agricultural utility of the land it is considered that the proposed house would be visually obtrusive within the landscape and out of character with the pattern of housing development in its rural context. The proposed development would, therefore, materially contravene the policy set out in the County Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 17/01/2022