

An
Bord
Pleanála

Board Direction
BD-012133-23
ABP-312480-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2023.

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

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, and to the presence of a large window on the north east elevation for many decades, the Board was satisfied that the proposed extension would be acceptable and would not injure the character of the existing dwelling or seriously injure the residential or visual amenities of the area. The Board considered that the introduction of a new balcony on this elevation would result in an intensification of overlooking at this location and would unduly impact on the residential amenities of neighbouring properties.

Conditions

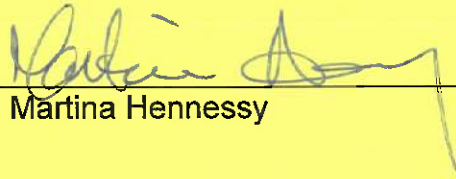
The Board directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Prior to commencement of development, the developer shall submit revised elevational drawings, sections and floor plans detailing the following revision for the written agreement of the planning authority:

(a) The balcony on the north east elevation shall be omitted.

Reason: In the interest of residential amenity and in the interest of clarity.

Board Member


Martina Hennessy

Date: 11/05/2023