



An
Bord
Pleanála

Board Direction
BD-012572-23
ABP-313817-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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

Reasons and Considerations

Having regard to the Wexford County Development Plan 2022-2028, the elevated nature of the site, the scale, height, bulk and range of roof types of the proposed extensions, the alterations to the existing dwelling and detached stores/outhouse, it is considered that the proposed development would be incongruous and would fail to integrate with the existing buildings or the site context and would appear overly dominant in the landscape within the sensitive coastal zone. The proposed development would be contrary to Landscape Objective L04 as provided for in Volume 1 of the Wexford County Development Plan 2022-2028 and the criteria relative to Extensions as outlined in Section 3.4 of Volume 2 of the said Plan. While noting also the absence of information regarding water supply for the swimming pool proposed, the Board considered that the proposed development would nonetheless injure the residential and visual amenities of the area, would set an undesirable precedent for similar type development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 26/06/2023