



An
Bord
Pleanála

Board Direction
BD-015908-24
ABP-315650-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/03/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development, by reason of its design and position on site relative to the host house, would result in a built form that would not appropriately integrate with or sufficiently respect the character of the host house, a vernacular structure, at this rural location. The proposed development would, therefore, be contrary to policy that seeks to protect the vernacular building stock as expressed in Section 4.9.4 of the Wexford County Development Plan 2022-2028, and policy for extensions to dwelling houses, requiring extensions to be of a suitable scale, position on site and design, as set out in section 3.4 of Volume 2 of the plan. The proposed development would therefore be contrary to the proper planning and sustainable development for the area.

Note:

Having regard to the nature of the development, an extension to an existing house, the Board did not share the view of the inspector that the proposed development would give rise to intensification of use and result in additional traffic such that it would endanger public safety by reason of traffic hazard and lead to conflict between road users or contravene section 6.2.6 of Volume 2 of the Wexford County

Development Plan 2022–2028. The board’s conclusion on this matter centered on the fact that there is an existing house on the subject site and that notwithstanding the size and scale of the extension, given that it would still result in one house on the site the Board does not share the view of the inspector that the proposal for an extension of the house on the site would lead to a traffic hazard as a result of additional traffic movements. Overall the Board was satisfied that the principle of an extension to the house is acceptable and, subject to an appropriate design response, would in itself support policy to protect the vernacular building stock. Any future application should consider an extension that is visually separated from the existing house using established good design principles such as a link feature. A future application should be accompanied by computer generated images, a drawing of sightlines that are achievable in practice and the application documentation should also address the matter of flood risk.

Board Member Patricia Calleary **Date:** 22/03/2024
Patricia Calleary