



**An
Bord
Pleanála**

**Board Direction
BD-015961-24
ABP-317401-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2024.

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

Reasons and Considerations

1. Having regard to the character, form and symmetry of the existing Strandfield House, an 18th century period property and to its focal position within the estate, the established pattern, scale and architectural character of the area, it is considered that the proposed development, by way of the additional balconies, including on the front elevation and changes to the fenestration, would not be of an appropriate design due to its impact on form and profile. The proposed modifications would be obtrusive and overbearing and the balconies would cause overlooking and impact adversely on adjacent properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development which involves modifications and would result in an increase in the number of apartments from six number as previously permitted, to nine number, within the same gross floor space, would lead to a reduction in floor space and result in substandard accommodation, in particular for apartment numbers 6 and 9 and would not comply with Specific Planning Policy Requirement 3 of the 'Sustainable Urban Housing Design Standards for New Apartments' 2023, which are the relevant Section 28

Guidelines. The proposed development would also not comply with Section 3.12.3 (*Apartment Standards and Design*) and Table 3-6 of Volume 2 of the Wexford County Development Plan 2022-2028. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Cregg

Date: 28/03/2024