



An
Bord
Pleanála

Board Direction
BD-017448-24
ABP-319046-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/09/2024.

The Board decided by majority vote (2:1) to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the information submitted with the application and the appeal, the Board noted that the application site was not a heritage or vernacular structure and, subject to compliance with the condition below, considered that the proposed development would not seriously injure the pattern of development and visual amenities of the area, would not be out of character with roof patterns within the village or in the immediate vicinity and, on balance, could be justified in terms of its impact on the adjoining property by virtue of a clearly separating bargeboard between the subject and immediately adjoining dwelling. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not consider that the proposed development contravened any policies of the Wexford County Development Plan 2022-2028 including section 13.4.8 (Vernacular Buildings) and Built Heritage Objective BHO9.

Condition

1. The proposed development shall be carried out in accordance with the plans and particulars lodged with the planning authority.

Reason: In the interests of clarity.

Board Member

Date: 12/09/2024

Joe Boland