

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20160659

An Bord Pleanála Reference Number: PL 26.247196

APPEAL by Jacqueline Nolan care of Circa Design Limited of Kileens Lane, Kileens, Wexford against the decision made on the 5th day of August, 2016 by Wexford County Council to refuse outline permission.

PROPOSED DEVELOPMENT: Outline planning permission for the erection of one number fully serviced, two storey dwelling together with all associated and ancillary site works at Saint Aidan's Crescent, Wexford.

DECISION

REFUSE outline permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the restricted site area, which is further constrained by the steeply sloping ground to the south, the topography of the area and the proximity of adjoining residential properties to the south, the Board is not satisfied on the basis of the information provided that a dwellinghouse as proposed could be accommodated on the site, providing adequate private amenity space, without adversely affecting the amenity of neighbouring dwellings by reason of overlooking and overbearing impact. The proposed development would, therefore, seriously injure the residential amenity of the area and of property in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.
2. The Board is not satisfied, in the absence of information on the stability of the slope and associated ground, that the proposed development would not result in slope instability which would seriously injure the visual and residential amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.