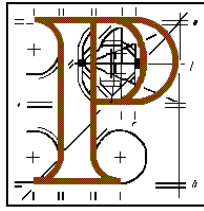


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wexford County

Planning Register Reference Number: 20160720

An Bord Pleanála Reference Number: PL 26.247218

APPEAL by Brendan O'Flaherty care of Richard Keating of 16 Western Bay, Dungarvan, County Waterford against the decision made on the 16th day of August, 2016 by Wexford County Council to grant subject to conditions a permission to John Kennedy care of Nicolas Mernagh Architects of Tagoat, Rosslare Harbour, County Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Erection of a residential development consisting of Site A: erection of alterations and extensions to an existing dwellinghouse and domestic garage (modernisation of existing dwellinghouse incorporating an upgrade of renewable energy), Site B: erection of a fully serviced dwellinghouse and domestic garage (relocation and change of house type from previously granted under planning register reference number 20065089), all with associated and auxiliary site works at Beak, Kilmore, County Waterford.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars 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

Having regard to the provisions of the Wexford County Development Plan 2013-2019, to the existing pattern of development in this central village location, to the planning history of the site, and to the design, layout and limited scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not adversely affect the setting of the adjacent Protected Structure, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) The first floor balcony on the eastern elevation of the extension to the cottage shall be provided with appropriate screening measures to prevent overlooking of adjoining properties.
 - (b) The extension to the existing building shall be modified to provide a link between the existing building and the new extension at first floor level of sufficient height (but lower than the ridge height of the

existing cottage) to allow passage between the existing and the proposed part of the proposal at first floor level. This link shall be of lightweight construction rather than masonry.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interest of the architectural heritage and the visual amenities of the area.

3. No access shall be permitted to the flat roofs except for maintenance.

Reason: In the interest of residential amenity.

4. Vehicular access to the site shall be restricted to the northern entrance and the proposed wall to the road frontage shall be constructed prior to first occupation of the extended cottage. The entrance gate shall be set back a distance of not less than 5 metres from the boundary with the adjoining road and be splayed at an angle of 45 degrees and designed such that visibility is not obstructed in either direction.

Reason: In the interest of road safety.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. The site shall be landscaped in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following

- (a) the mature hedgerows and trees along the boundaries of the site shall be retained and reinforced by the planting of indigenous trees and shrubs.

Reason: In order to screen the development and assimilate it into the surrounding townscape, in the interest of visual amenity.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

