

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wexford County

Planning Register Reference Number: 20160790

An Bord Pleanála Reference Number: PL 26.247294

APPEAL by Seán Doyle of Kilmuckridge, Gorey, County Wexford against the decision made on the 31st day of August, 2016 by Wexford County Council to grant subject to conditions a permission to Noeleen Brady-Doyle and Anthony Doyle care of EMK Design Limited of Monamolín, Gorey, County Wexford.

PROPOSED DEVELOPMENT: Retention of alterations and extension, which includes granny flat with separate entrance to serviced dwellinghouse (planning register reference number 20023179 refers), all at 33 Cluainín, Gorey Corporation lands, Gorey, County Wexford.

DECISION

REFUSE 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

Having regard to the depth of the extension proposed to be retained, its proximity to the private rear gardens serving houses on Pearse Street to the south, the scale of the first floor rear window serving the main living area of the house, and the planning history of the site, it is considered that the development proposed to be retained would result in an unacceptable level of overlooking and diminution of privacy, and would seriously injure the residential amenities of neighbouring property. The development proposed to be retained 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 2017.