

Board Order PL 26.247998

Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County

Planning Register Reference Number: 20161314

Appeal by Grangewood Estate Services (Rosslare) Limited care of Ian Doyle of 16 Rose Park, Wexford Town, County Wexford against the decision made on the 18th day of January, 2017 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Change of use of existing reception building to holiday home (61 square metres), the provision of private open space (60 square metres), and a new designated car parking space at Grangewood, Grange Big, Rosslare, County Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 existing building on the site and the nature of the ownership

pattern within the holiday home scheme, it is considered that, subject to compliance

with the conditions set out below, the proposed development involving a change of

use from a reception building to a holiday home would be acceptable in principle,

would not seriously injure the residential or visual amenities of the area 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. Screen walls shall be provided surrounding the side and rear of the private open space to screen the rear garden from public view. Such walls shall be 1.8 metres in height above ground level and shall be suitably capped and rendered on both sides in a finish that matches the external finish of the dwelling.

Reason: In the interest of visual amenity.

 Water supply and drainage arrangements, including the attenuation and 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.

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

Dated this day of 2017