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Bord  
Pleanála

**Board Order  
PL 26.248312**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20170044**

**Appeal** by Alan Hayes of 23 Ramsfort Avenue, Gorey, County Wexford against the decision made on the 15<sup>th</sup> day of March, 2017 by Wexford County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of changes to the front and rear elevation of a shed, previously granted permission under planning register reference number 20150907 at 23 Ramsfort Avenue, Electoral District Gorey Rural, Gorey, 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 provisions of the Gorey Town and Environs Local Area Plan 2017-2023 and to the nature and design of the subject development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

