

Board Order PL 26.248312

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 15th 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.

2. The shed shall be used solely for purposes ancillary and incidental to the enjoyment of the existing dwelling on the site, and shall not be used for human habitation, nor for any commercial or business purposes, and shall not be occupied, sold, let or otherwise transferred or conveyed save as part of the main dwelling on the site.

Reason: In order to restrict the use of this shed in the interest of residential amenity.

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

Dated this day of 2017

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