



An
Bord
Pleanála

**Board Order
PL 26.248596**

Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County Council

Planning Register Reference Number: 20170303

Appeal by Colm Mac Con Iomaire and others care of Ian Doyle of 16 Rose Park, Old Hospital Road, Wexford Town, County Wexford against the decision made on the 3rd day of May, 2017 by Wexford County Council to grant subject to conditions a permission to Lee and Denise Doyle care of Seamus O'Hagan of Court, Monamolin, Gorey, County Wexford:

Proposed Development: Construction of a fully serviced two-storey dwellinghouse with detached domestic garage and associated site works at Cloghnamallaght, Monamolin, Gorey, County Wexford.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. Having regard to the provisions of the “Sustainable Rural Housing Guidelines for Planning Authorities”, issued by the Department of the Environment, Heritage and Local Government in April 2005, which seek to distinguish between urban-generated housing need and rural-generated housing need, and having regard to the lack of demonstrable social connections of the applicants to this particular rural location in which it is proposed to build, and having regard to the lack of functional need on the part of the applicants, by reason of the nature and location of their employment, to live in the rural countryside, it is considered that the proposed development would represent urban-generated housing in the open countryside, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the Guidelines and contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development in the middle of an agricultural field, along an attractive rural road, and having regard to the pattern of development in the vicinity, it is considered that the proposed development, by reason of its bulk, mass, height and design, would be visually obtrusive and out of character with the area, and would form a discordant and obtrusive feature at this location which would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

