



An
Bord
Pleanála

Board Order PL 26.249111

Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County Council

Planning Register Reference Number: 20170766

Appeal by Shane Cummins care of John Roche Architectural Services of Saint Leonard's, Ballycullane, New Ross, County Wexford against the decision made on the 1st day of August, 2017 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Retention of a domestic garage ancillary to an existing dwelling house at number 2 Millbrook, Gibberwell, Duncormick, 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. The use of the garage proposed for retention is not that of a domestic use that would be ancillary to the enjoyment of the adjacent dwelling house as such. It is considered that the retention of the development would materially contravene section 18.13.2 of the Wexford County Development Plan 2013-2019. On the basis of the design and layout of this garage, the equipment contained within it, and the number of vehicles and containers in attendance either in it or in the adjoining gated yard, the Board concludes its use is that of a vehicle workshop. The impact of this use, and the traffic which it generates, in terms of noise and general disturbance, vibrations, fumes, and light spillage, would seriously injure the amenities of residential properties in the vicinity of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to its excessive size and utilitarian design and appearance, which is out of keeping with the adjacent dwelling house, it is considered that the retention of the development would materially contravene section 18.13.2 of the Wexford County Development Plan 2013-2019, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

