

Board Order PL 26.249237

Planning and Development Acts 2000 to 2017 Planning Authority: Wexford County Council Planning Register Reference Number: 20170825

Appeal by Tomsollagh Developments Limited care of O'Dea and Moore Architects of 9 Castlewood Park, Rathmines, Dublin against the decision made on the 16th day of August, 2017 by Wexford County Council to refuse permission.

Proposed Development: The erection of three number two-storey (plus attic level study) houses and associated works at Main Street, Ferns, Ferns Upper, 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

Having regard to the pattern of development in the area and to the nature and scale of the proposed development, it is considered that the proposed development would have an overbearing impact, including causing unacceptable overlooking relative to the adjoining dwelling to the south, seriously injuring existing residential amenity and would also give rise to overdevelopment of a restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018