



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180032

APPEAL by Cormac Wallace and Helen Duffin care of Ian Doyle of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 9th day of March, 2018 by Wexford County Council to refuse permission to the said Cormac Wallace and Helen Duffin.

Proposed Development (a) Demolish the extension to the rear of the existing dwelling which is a protected structure and replace it with a new extension, garage and ancillary landscaping. (b) Replace the existing septic tank with a new effluent treatment system, percolation area and all associated ground works, at Ballystraw, Duncannon, New Ross, 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

The proposed extension, by reason of its design, height, roof form and massing, would present an unsympathetic relationship with Allentown House, which is a Protected Structure under the provisions of the Wexford County Development Plan 2013 – 2019, and would, thereby, materially affect the character and setting of the Protected Structure. The proposed development would, therefore, be contrary to the Ministerial Guidelines, as set out in the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht (2011) and would be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.