



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180112

APPEAL by Deirdre Goode care of Raymund Kelly Architects of 80 South Main Street, Wexford against the decision made on the 28th day of March, 2018 by Wexford County Council to refuse permission.

Proposed Development Demolition of existing dwelling and outbuildings and erection of two number dwellings and all associated site works with connection to existing public services at Stonybatter, Wexford Rural, 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 location of the proposed development on elevated ground above the adjoining residential development of Rose Park and to the nature and scale of the proposed development and proximity of the development to the northern and eastern site boundaries, and notwithstanding the modifications to the design put forward as part of the appeal, it is considered that the proposed development would have an overbearing impact which would seriously injure existing residential amenity and would give rise to overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.