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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20181509**

**APPEAL** by Gemma Doyle care of Circa Design Limited of Killeens Lane, Killeens, Wexford against the decision made on the 4<sup>th</sup> day of January, 2019 by Wexford County Council to refuse permission.

**Proposed Development:** The erection of a fully serviced single storey dwelling with wastewater treatment system and percolation area together with all associated and ancillary site works at Saint Iberius, Broadway, 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 development, due to its siting behind a number of existing dwellings, would constitute inappropriate backland development contrary to Section 18.14 of the Wexford County Development Plan 2013-2019, which would be out of character with the pattern of development in the vicinity, and would seriously injure the character and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Philip Jones**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**