



Planning and Development Acts 2000 to 2019

Planning Authority: Wexford County Council

Planning Register Reference Number: 20190675

APPEAL by Thomas and Ena Brennan care of Ian Doyle of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 18th day of September, 2019 by Wexford County Council to grant subject to conditions a permission to David Ryan care of Richard Cleary of The Old Rectory, Deerpark, Foulksmill, County Wexford.

Proposed Development: Permission for a new self-contained residential unit on the footings/substructure of a previously granted domestic garage, which was partially constructed, and for which retention is sought. Permission is also sought for connection to existing on-site wastewater treatment system, remedial works to existing vehicular entrance (previously granted under planning register reference number 20063643) and all associated site works, at Belmont, Newtown, Carrick Electoral District, 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 current Wexford County Development Plan (section 18.13.3) which provides for consideration of the provision of a self-contained residential unit for use by a family member which is 'connected to the main dwelling house and be designed so that it can be incorporated into the main dwelling house when its use as a self-contained unit is no longer required'. The proposed development is not connected to the main house on site and cannot be incorporated into the main house in the future. Furthermore, the applicant's submission does not adequately address the provision of section 18.13.3 of the Development Plan requiring the need for a detached unit to be demonstrated. The proposed development would, therefore, materially contravene the policy set out in the Development Plan and would be contrary to the proper planning and sustainable development of the area.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020