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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20191488**

**APPEAL** by Brendan Stamp of Mill Quarter, Old Ross, County Wexford against the decision made on the 30<sup>th</sup> day of December, 2019 by Wexford County Council to refuse permission.

**Proposed Development:** Retention of an existing granny flat ancillary to an existing dwellinghouse at Boderan, Ramsgrange, 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**

It is the policy of the planning authority, as set out in Section 18.13.3 of the Wexford County Development Plan 2013 – 2019, to consider the provision of a detached self-contained unit where the need for such a unit is demonstrated. This policy is considered reasonable. The Board considered that the applicant has failed to demonstrate compliance with the requirements of Section 18.13.3 of the Wexford County Development Plan 2013 – 2019, by reason of a lack of justification of the need for a detached self-contained residential unit at this location. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area, and if permitted, would set an undesirable precedent for further development of this nature which would be inappropriate and would seriously injure the amenities and character of the area.

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**Paul Hyde**

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

**Dated this            day of            2020.**