

Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20201209

APPEAL by MJ Berry care of Kirwan and Kirwan Solicitors of 4-5 Cornmarket, Wexford against the decision made on the 9th day of December, 2020 by Wexford County Council to subject to conditions a permission to Ciaran and Lorraine Sarsfield care of O'Leary Surveying of 'Rathview', Rathmore, Broadway, County Wexford.

Proposed Development: The erection of a fully serviced dwelling house, garage and all associated site works at Ballyboy, Tomhaggard, County Wexford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.


Matters Considered

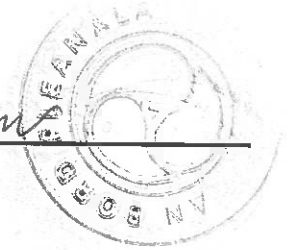
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The site of the proposed development is located within an “Area Under Strong Urban Influence” as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would be contrary to the Ministerial Guidelines and to the over-arching national policy, and notwithstanding the provisions of the current Wexford County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site in an elevated and exposed position in an area designated as a coastal landscape in the current Wexford County Development Plan, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area and would fail to be adequately absorbed and integrated into the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 29th day of April 2021.