

Planning and Development Acts 2000 to 2020

Planning Authority: Wexford County Council

Planning Register Reference Number: 20210078

APPEAL by Ron and Laura Brangan care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 19th day of March, 2021 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Permission for the renovation and refurbishment of existing single storey vernacular cottage, permission to demolish (non-original) side and rear extensions to existing cottage, permission to remove existing protective tarpaulin and corrugated tin roof covering on existing roof to re-introduce original thatch roof, permission to construct a single storey rear extension with a two storey element, permission to install a secondary effluent treatment system and all associated site works at Morriscastle Road, Kilmuckridge, 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 two storey extension would be out of character with the existing vernacular thatched cottage being extended by reason of its scale, height and bulk and would negatively impact on the special character and setting of the thatched cottage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area and would be prejudicial to the protection of County Wexford vernacular heritage.

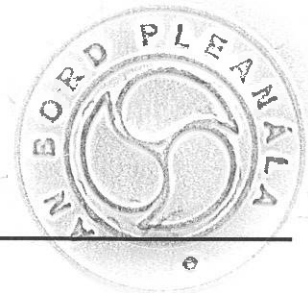
In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted and agreed with the planning authority's analysis and conclusion.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 8th day of December, 2021.