

**An
Bord
Pleanála**

**Board Order
ABP-310123-21**

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20210197

Appeal by Clive Cobbe of Grovelittle, Holyfort, County Wexford against the decision made on the 7th day of April, 2021 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: The erection of a self-contained and detached annex for separate living accommodation within the curtilage of dwelling house permitted under planning permission number 20190152 and all associated site works at Grove Little, Kilnahue, Gorey, County Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the scale and nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not give rise to water pollution or pose a risk to public health and would be in accordance with the provisions for ancillary family accommodation, as set out in Wexford County Development Plan 2013-2019, as extended. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed self-contained unit shall be used for purposes ancillary to the main dwelling house only. It shall be occupied solely by a member(s) of the immediate family of the occupier of the main dwelling house. It shall not be sold, let or otherwise transferred or conveyed independently of the main dwelling house and, when no longer required for use as a self-contained unit, shall revert to use for purposes incidental to the enjoyment of the main dwelling house.

Reason: In the interest of clarity and to prevent intensification of single dwelling house site in a rural area.

3. The proposed development shall not be used for short-term letting nor for tourist accommodation.

Reason: In the interests of clarity and residential amenity.

4. The external finishes of the proposed self-contained unit shall be the same as those of the main dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. There shall be no subdivision of the private amenity space or provision of independent vehicular access.

Reason: In the interest of residential amenity.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

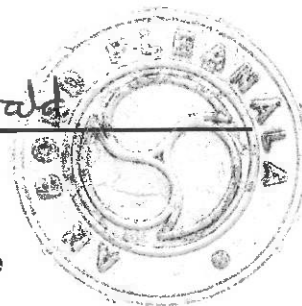
Reason: In the interest of amenity.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 4th day of Jan. 2022.