

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20210277

APPEAL by Johnny Connors of Cullenstown, Foulksmills, County Wexford against the decision made on the 21st day of April, 2021 by Wexford County Council to refuse permission.

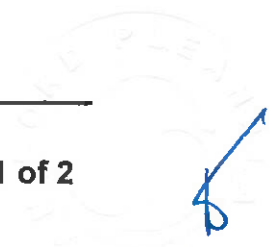
Proposed Development: Erection of a fully serviced dwelling house, domestic garage and associated site works at Cullenstown, Horetown, County Wexford.

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.



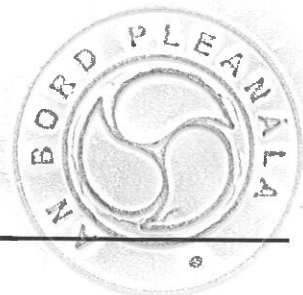
Reasons and Considerations

The Wexford County Development Plan 2013 to 2019 (lifetime extended) sets out assessment criteria for the siting and design of rural houses. Having regard to the scale, mass, height, detailed design (including fenestration, door openings, and decorative features) and location centrally within an agricultural field in a manner that would diminish the agricultural utility of the land, it is considered that the proposed house would be visually obtrusive within the landscape and out of character with the pattern of housing development in its rural context. The proposed development would, therefore, materially contravene the policy set out in the County Development Plan and would be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

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



Dated this 24th day of January, 2022