



An
Bord
Pleanála

Board Order
ABP-312480-22

Planning and Development Acts 2000 to 2021

Planning Authority: Wexford County Council

Planning Register Reference Number: 20211608

Appeal by Carol and David Dillon care of Rachel Carmody Design Limited of 1-3 Westmoreland Street, Dublin against the decision made on the 8th day of December, 2021 by Wexford County Council to grant subject to conditions a permission to the said Carol and David Dillon in accordance with plans and particulars lodged with the said Council.

Proposed Development: Internal alterations to existing ground and first floor levels and the construction of a new part-single-storey, part-two-storey extension to the side, front and rear of the existing dwelling, along with the relocation of the existing vehicular entrance. All along with associated landscaping, ancillary and site works, all at El Nidos, The Ranch, Rosslare, County Wexford.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Prior to commencement of development, the developer shall submit revised elevational drawings, sections and floor plans detailing the following revision for the written agreement of the planning authority:

The balcony on the north-east elevation shall be omitted.

Reason: In the interest of residential amenity and in the interest of clarity.

Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, and to the presence of a large window on the north-east elevation for many decades, the Board was satisfied that the proposed extension would be acceptable and would not injure the character of the existing dwelling or seriously injure the residential or visual amenities of the area. The Board considered that the introduction of a new balcony on this elevation would result in an intensification of overlooking at this location and would unduly impact on the residential amenities of neighbouring properties.



Martina Hennessy

Member of An Bord Pleanála

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

Dated this 15 day of May 2023