



Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 2022/0396

APPEAL by Cassandra Gleeson care of Horan Rainsford Architects of 36 Main Street, Blackrock, Dublin against the decision made on the 20th day of May, 2022 by Wexford County Council to refuse permission.

Proposed Development: Single-storey (with part mezzanine) extension of 136 square metres to the rear/west of existing dwelling, along with alterations and general refurbishment of the existing structure, including façade revisions, rooflights and a balcony at first-floor level. Refurbishment of and extensions to the existing detached stores/outhouse to the side/north of existing dwelling, including the addition of a first-floor home office and roof terrace with external stairs. Construction of a single storey detached leisure pavilion to the east of the site, along with all associated landscaping and general site works, all at Dawn House, Ballyconnigar Upper, Blackwater, Wexford.

Decision

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

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Reasons and Considerations

Having regard to the Wexford County Development Plan 2022-2028, the elevated nature of the site, the scale, height, bulk and range of roof types of the proposed extensions, and the proposed alterations to the existing dwelling and detached stores/outhouse, it is considered that the proposed development would be incongruous and would fail to integrate with the existing buildings or the site context, and would appear overly dominant in the landscape within a sensitive coastal zone. The proposed development would be contrary to Landscape Objective L04, as provided for in Volume 1 of the Wexford County Development Plan 2022-2028, and the criteria relative to extensions, as outlined in Section 3.4 (Extensions to Dwelling Houses) of Volume 2 of the Wexford County Development Plan 2022-2028. While noting also the absence of information regarding water supply for the proposed swimming pool, the Board considered that the proposed development would nonetheless seriously injure the residential and visual amenities of the area, would set an undesirable precedent for similar type development, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Eamonn James Kelly

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

Dated this 28th day of June 2023.