

An  
Bord  
Pleanála

Board Order  
ABP-314728-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20220967.**

**Appeal** by John Paul Murphy care of BPS Planning and Development Consultants, Ballinatone Lower, Greenan, Rathdrum, County Wicklow against the decision made on the 7th day of September, 2022 by Wexford County Council to refuse permission for the proposed development.

**Proposed Development:** Retention and completion of garden studio (total floor area = 42.5 square metres part of which was an existing garden shed of 27.8 square metres) at Nineteenacres, Lady's Island, 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.**

## Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, to the location of the site in an area identified as a Coastal and Distinctive Landscape Character Unit, and to the nature and scale of the development to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual amenities of the area or be contrary to the objectives of the development plan that see to protect Coastal and Distinctive Landscape Character Units. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 30<sup>th</sup> day of September 2022, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. As indicated on the drawing titled 'Details of Proposed Studio, Floor Plans, Elevations & Site Plan' (Drawing No. A1/NA/15 Rev. A) received by An Bord Pleanála on the 30<sup>th</sup> day of September 2022, the conservatory shall be omitted, the external walls shall be rendered to be consistent with the finish of the existing dwelling on the site, and the form and finish to the roof shall be as indicated on the said drawing.

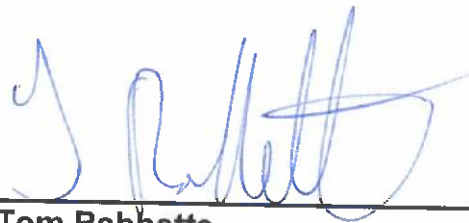
**Reason:** In the interests of clarity and to protect the visual amenities of the area.

3. The garden studio shall be for uses ancillary to the enjoyment of the existing dwelling on the application site and shall not be sold, let, or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the garden studio in the interest of residential amenity.

4. Drainage arrangements, including the disposal of surface water and wastewater from the garden studio, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.



**Tom Rabbette**

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

Dated this 25<sup>th</sup> day of July 2023.

