



An  
Bord  
Pleanála

## Board Order ABP-315650-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 2022/1166**

**Appeal** by Sabina Murphy care of O'Driscoll Lynn Architects of Knockenhoy Business Park, Sinnottstown Lane, Wexford against the decision made on the 4<sup>th</sup> day of January, 2023 by Wexford County Council to refuse permission.

**Proposed Development:** Construction of a two-storey extension to existing dwelling, erection of a domestic storage shed, and installation of a new sewage treatment system and well, all at Keeloges, Barntown, County Wexford.

### **Decision**

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

## Reasons and Considerations

The proposed development, by reason of its design and position on site relative to the host house, would result in a built form that would not appropriately integrate with or sufficiently respect the character of the host house, a vernacular structure, at this rural location. The proposed development would be contrary to policy that seeks to protect the vernacular building stock, as expressed in Section 4.9.4 of the Wexford County Development Plan 2022-2028, and policy for extensions to dwellinghouses, requiring extensions to be of a suitable scale, position on site and design, as set out in section 3.4 of Volume 2 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Patricia Calleary**

**Member of An Bord Pleanála**

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

Dated this *10* day of *April* 2024.