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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20230370**

**APPEAL** by Best Brick Developments Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 24<sup>th</sup> day of May, 2023 by Wexford County Council to refuse permission.

**Proposed Development** Permission for the modification to the as-granted six number apartments under planning reference number 20150273 to nine number apartments. The proposed works will consist of a reconfiguration of each level by adding one number apartment on each level without increasing the floor area of the footprint of the existing building, with modification to the existing elevations consisting of changing some existing windows to allocate new proposed doors to allow access to the four number proposed balconies. All with associated landscaping, boundary treatments, drainage and site work. All at the former Strandfield Manor House, Strandfield, Townparks, County Wexford.

## Decision

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

### Reasons and Considerations

1. Having regard to the character, form and symmetry of the existing Strandfield House, an 18<sup>th</sup> century period property and to its focal position within the estate, and to the established pattern, scale and architectural character of the area, it is considered that the proposed development, by reason of the additional balconies, including on the front elevation and changes to the fenestration, would not be of an appropriate design due to its impact on form and profile. The proposed modifications would be obtrusive and overbearing and the balconies would cause overlooking and would impact adversely on adjacent properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development which involves modifications and would result in an increase in the number of apartments from six number, as previously permitted, to nine number, within the same gross floor space, would lead to a reduction in floor space and result in substandard accommodation, in particular for Apartment Numbers 6 and 9 and would not comply with Specific Planning Policy Requirement 3 of the 'Section 28 Guidelines for Planning Authorities – Design Standards for New Apartments' issued by the Department of Housing, Local Government and Heritage in September, 2023. It is further considered that the proposed development would not comply with Section 3.12.3 (Apartment Standards and Design) and Table 3-6 of Volume 2 of the Wexford County Development Plan 2022 - 2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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Mary Cregg

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

Dated this 9<sup>th</sup> day of April 2024.