

An
Bord
Pleanála

Board Order
ABP-320004-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20240377

Appeal by Mark White care of Matthew Fagan Architects of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 31st day of May, 2024 by Wexford County Council to refuse permission for the proposed development.

Proposed Development: Permission for retention for alterations to previously permitted development, application number 20053114: the alterations consist of alterations to the garage elevational fenestration and materials, as well as alterations to the garage roof. The alterations also consist of amending the previously approved garage to a home office with gym and utility kitchen and storage for use incidental to the main house and all associated site works at Killowen, Gorey, 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, it is considered that, subject to compliance with the conditions set out below, the proposed development will not be seriously injurious to existing residential amenities, and will not have an adverse impact upon the character of the area. It is considered that the proposed development is in the interests of the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

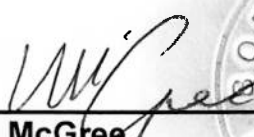
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2. (a) Use of the subject structure shall be restricted to home office, home gym, utility kitchen and storage, incidental to the occupation of the adjacent dwelling house, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.
- (b) The existing dwelling house on the overall site and the subject structure, which is the subject of this grant of planning permission, shall be jointly occupied as a single residential unit and the subject structure shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To protect the amenities of property in the vicinity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.


Liam McGree

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

Dated this 18 day of December 2024.