



An
Bord
Pleanála

Inspector's Report PL26.247998.

Development	Change of use of existing reception building to a holiday home with associated site works.
Location:	Grange Big, Rosslare, Co. Wexford
Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20161314
Applicant	Grangewood Estate Services (Rosslare) Ltd
Type of Application	Permission
Planning Authority Decision	Refuse
Appellant(s)	Grangewood Estate Services (Rosslare) Ltd
Observer	None
Date of Site Inspection	12 April 2017
Inspector	Mairead Kenny

1.0 Site Location and Description

- 1.1. The site is part of an existing holiday home complex of 40 units located at Rosslare village. The stated site area is 0.02 hectares. It contains a single storey building – the site is at the edge of the estate and adjacent the central open space.
- 1.2. The building was formerly used as a reception area for the houses and at the time of my inspection was vacant but appeared to be in good condition. The building is a single storey structure of stated area of 61 square metres. The holiday home development overall is a low density scheme of detached houses with small open plan gardens and parking. A small area of communal parking is available at the edge of the central open space.
- 1.3. Photographs taken by me at the time of my inspection are attached.

2.0 Proposed Development

- 2.1. Permission is sought to change the use of the existing reception building from a reception building to use as a holiday home. The application drawings show that the road and open space remain under the applicant's control – the site is positioned within that overall holding.
- 2.2. The development proposed includes construction of a parking space and the setting out of a garden of stated area of 60 square metres. The rear garden area would be separated from the playground by a 1.8m high timber fence.

3.0 Planning Authority Decision

3.1. Decision

The planning authority decided to refuse permission for the reasons and considerations summarised below :

- Loss of open space by virtue of the proposed enclosure for use as a private garden
- Unacceptable nature of the boundary treatment.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Executive Planner's report (which was counter signed by the Senior Executive Planner) notes as follows

- The principle of the development is acceptable
- Flood Map category C
- Permission recommended.

The Senior Planner's report recommends refusal and notes as follows:

- Loss of management / office within the site
- Loss of open space to provide for a private garden and parking
- Use of timber fencing onto public open space not acceptable.

The report of the District Office Technician notes:

- Existing water and sewerage
- Sightlines adequate
- Surface water to be collected and disposed of within the site
- Permission should be granted.

3.2.2. Other Technical Reports

The report of the Chief Fire Officer refers to building control standards.

3.2.3. The AA screening report indicates that there is no potential for significant effects on Natura 2000 sites.

3.3. Third Party Observations

None.

4.0 Planning History

Under Reg. Ref. 20160878 an application for permission for a change of use from holiday home to residential dwellinghouse was refused permission as follows:

Section 18.21.2 of the development plan refers – development is substandard in terms of design, provision of open space and lack of on-site parking for occupants.

Under reg. ref. 993690 permission was granted for a change of site layout and house types and the erection of 40 no. dwellinghouses, an amenity building and associated site works. No conditions refer to the use of the ‘amenity building’.

Under reg. ref. 972202 permission was granted for a holiday home development to include 40. Holiday homes and a reception building and site works.

5.0 Policy Context

5.1. Development Plan

The relevant provisions of the Wexford County Development Plan 2013-2019 apply. Section 18.21.2 refers to holiday homes.

6.0 The Appeal

6.1. Grounds of Appeal

The main points of the first party appeal include:

- The holiday home development was constructed in the late 1990s and the governing permission is 972202
- A similar application for change of use was refused under 20160878 on the basis of lack of open space provision and onsite parking facilities which the current application seeks to address
- The applicants are the owners of the holiday homes in the immediate vicinity of the site and the members of the company (the 40 no. landowners) want the building to be utilised as it is otherwise wasteful and contrary to residential amenity and costly and the building is empty for 7 years
- Alternative uses have been investigated unsuccessfully

- All houses are in individual ownership and there is no requirement for a building to manage the development
- Pre-application consultation by telephone took place and the development was agreed in principle subject to the addressing of previous refusal reasons
- The site is unzoned but was previously zoned
- The proposed fence would match existing and in any event could be addressed by condition
- There is no lack of amenities in the area and the loss of 52 square metres open space is not contrary to the proper planning and sustainable development of the area.

6.2. **Planning Authority Response**

The planning authority notes the recommendation of the Senior Planner and requests that the Board uphold the decision of the planning authority to refuse permission.

6.3. **Observations**

None.

7.0 **Assessment**

7.1. The development proposed and the decision of the planning authority are considered below in terms of the merits of the proposal and compliance with the development plan policy.

7.2. In relation to the merits of the proposal my views are as follows:

- The proposed development in terms of the internal space provision, the layout of the unit, the proposed rear garden area and the provision for parking would provide adequately for the amenity use of residents on a temporary basis as part of an established holiday home development
- The existing development overall is characterised by a relatively haphazard layout of houses and from the public realm in places there are a number of

views into the rear of properties – the current proposal would not be materially significant in this regard

- Nevertheless I consider that the development due to its location in the centre of the public realm and adjacent the private open space area would benefit from an alternative boundary detail – reason 2 of the decision of the planning authority refers
- The above can be addressed by provision of a 1.8m high block wall in lieu of the fence
- In relation to the public open space and reason 1 of the decision of the planning authority I agree with the appeal submission that there is ample open space opportunities in the area and in this regard I also note the rear gardens which are generous for a holiday home development – I submit that the loss of part of the play space would be acceptable
- I accept that finding alternative and viable uses which would be acceptable in this area might be difficult
- I conclude that the development is acceptable in principle and in terms of the detailed provisions.

7.3. The provisions of the development plan were previously cited by the planning authority in a refusal of permission. This proposal is materially different. I note that the general tenor of the planning policy for holiday homes would not favour a proposal of this nature – the current plan requires that the scheme be retained in single ownership and that detached suburban type developments not be permitted. As such the holiday home development overall would not be in accordance with the prevailing planning guidance. In the context of the availability of services and compliance with requirements including in relation to sufficient private open space and parking and the detail of the proposal I consider that the conversion of the existing building is acceptable.

8.0 Recommendation

- 8.1. I recommend that permission be granted for the reasons and considerations and subject to the conditions below.

9.0 Reasons and Considerations

Having regard to the existing building on the site and nature of the ownership pattern within the holiday home scheme, it is considered that the proposed development involving a change of use from a reception building to a holiday home is acceptable in principle and subject to the conditions below, would not seriously injure residential or visual amenity and would be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed 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.

2. Screen walls shall be provided surrounding the side and rear of the private open space to screen the rear garden from public view. Such walls shall be 1.8 metres in height above ground level.

Reason: In the interest of visual amenity.

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.

Mairead Kenny
Senior Planning Inspector
15th May 2017