



An  
Bord  
Pleanála

## Inspector's Report

### ABP-311201-21

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<b>Development</b>	Permission for retention of existing domestic shed to rear of existing dwelling.
<b>Location</b>	15 Greenville, The Moyne, Enniscorthy, Wexford.
<b>Planning Authority</b>	Wexford County Council
<b>Planning Authority Reg. Ref.</b>	20210887
<b>Applicant(s)</b>	John and Edel Breen
<b>Type of Application</b>	Permission for retention
<b>Planning Authority Decision</b>	Grant permission
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Michael Coffey
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	22 <sup>nd</sup> October 2021
<b>Inspector</b>	Emer Doyle

## **1.0 Site Location and Description**

- 1.1. The application site is located within a small cul de sac of 4 No. detached single storey dwellings in the Greenville housing estate, The Moyne, Enniscorthy, Co. Wexford. The site is has a stated area of 0.06 hectares.
- 1.2. There is a parking area to the front of the house together with a large entrance gate for access purposes to the rear of the site. A large metal clad shed is located to the rear of the site.

## **2.0 Proposed Development**

- 2.1. The proposed development comprises the retention of a domestic shed with a stated area of c.45 square meters. The stated height is 3.8m and the external finish consists of grey metal cladding.
- 2.2. It is stated that the shed is for domestic use only for garden storage, for storage of a classic car, and for storage of Tae-Kwon-Do equipment.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

- 3.1.1. The Planning Authority granted permission subject to 4 No. Conditions. Condition 4 required that the garage shall not be used for human habitation or for keeping of pigs, poultry, ponies or horses or for any purpose other than a purpose incidental to the enjoyment of the house. All other conditions are standard for a development of this type.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

- The planner's report considered that the shed was used for domestic purposes and that it did not overlook or overshadow neighbouring rear

gardens. It was considered that the size was not excessive for a domestic rear shed.

### 3.2.2. Other Technical Reports

- No reports.

### 3.3. **Prescribed Bodies**

- No reports.

### 3.4. **Third Party Observations**

- 3.4.1. One third party objection was submitted to the Planning Authority. The issues raised are similar to those raised in the grounds of appeal.

## 4.0 **Planning History**

- 4.1.1. None relevant.

## 5.0 **Policy Context**

### 5.1. **Development Plan**

The Wexford County Development Plan 2013 - 2019 is the relevant County Development Plan for the area.

Section 18.13 Domestic Garages/ Stores

The site is zoned 'Existing Residential' in the Enniscorthy Town and Environs Development Plan 2008 – 2014.

### 5.2. **Natural Heritage Designations**

- 5.2.1. None relevant.

### 5.3. EIA Screening

- 5.3.1. Having regard to the location of the site in an area zoned for residential development and the availability of public piped services to serve the proposed development I conclude that no significant environmental impacts will arise and the requirement for the submission of an EIAR may be discounted at a preliminary stage.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The grounds of appeal can be summarised as follows:

- Overlooking and overshadowing of our garden and impact on integrity and enjoyment of our home.
- Industrial shed which is unsightly and hinders the enjoyment of my garden.
- External finish not in keeping with existing house.

### 6.2. Applicant Response

- 6.2.1. The response submitted can be summarised as follows:

- The shed is for domestic use only for garden storage, for storage of a classic car, and for storage of Tae-Kwon-Do equipment.
- The shed is not bulky or high in appearance.
- The shed is at least 19m from the appellant's kitchen window at its closest point with a 2.7m high eave and with no windows overlooking his garden.

### 6.3. Planning Authority Response

- None.

#### 6.4. **Observations**

- None.

### 7.0 **Assessment**

7.1. Having inspected the site and associated documents, the main issues raised can be assessed under the following headings:

- Impact on Residential and Visual Amenities
- Appropriate Assessment

#### 7.2. **Impact on Residential and Visual Amenities**

- 7.2.1. The constructed garage is c. 45 square metres with a ridge height of 3.8m and an external finish of grey coloured metal sheeting. Whilst it is clearly visible from the appellant's dwelling, I do not consider that it would detract from the residential amenities of the adjacent dwelling in terms of overlooking or overshadowing. I note that the structure is single storey only and is located a significant distance from windows of the adjacent dwelling.
- 7.2.2. I note that the site contains a detached bungalow and is one of 4 No. dwellings within a small cul de sac in this section of the estate. Part of the shed is screened by the existing dwelling and gate at this location and it is set back towards the rear of the site. I consider that the development has been adequately assimilated into the site in terms of its overall scale, bulk, and appearance and does not in my view detract from the visual amenities of the area.
- 7.2.3. The applicant's case is that the shed is for domestic use only for garden storage, for storage of a classic car and for storage of Tae-Kwon-Do equipment.
- 7.2.4. Based on the information submitted, I am satisfied that the use of the garage is ancillary to the dwelling. The use of the garage can be adequately restricted by condition limiting the use of the garage to domestic use only.

### 7.3. Appropriate Assessment

- 7.3.1. Having regard to the nature of the development, its location within a serviced urban area, and the separation distance to any European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### 8.0 Recommendation

- 8.1. I recommend that permission is granted subject to the following:

### 9.0 Reasons and Considerations

- 9.1.1. Having regard to the provisions of the Wexford County Development Plan 2013-2019, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### 10.0 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.  <b>Reason:</b> In the interest of clarity.
2.	The garage shall be used for private domestic use only and shall not be used for human habitation or for any commercial purpose.  <b>Reason:</b> To safeguard the residential amenities of adjoining properties.
3.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by

	<p>or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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Emer Doyle  
Planning Inspector

12<sup>th</sup> November 2021