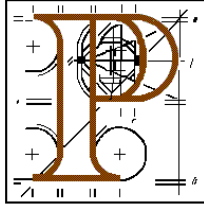


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Wicklow County

**Planning Register Reference Number: 15/513**

An Bord Pleanála Reference Number: PL 27.245268

**APPEAL** by Lisa Lucey care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 9<sup>th</sup> day of July, 2015 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** First floor extension (162 square metres) to existing single storey dwelling (292 square metres), previously extended as granted planning permission under planning register reference number 12/6232, together with alterations to internal layout of existing house and ancillary works including proposed new roofs over existing bay windows (south) and over existing verandah (east) at Sunnyside, Saint Vincent Road/Portland Road, Greystones, County Wicklow. This property is located in The Burnaby which is an Architectural Conservation Area.

## DECISION

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

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The site is located in an area which has an attractive and coherent architectural character which forms part of the Burnaby Architectural Conservation Area. Objective HER12 of the Greystones/Delgany and Kilcoole Local Area Plan 2013 – 2019 seeks to protect and enhance the special character and environmental quality of Architectural Conservation Areas. It is considered, having regard to the design and scale of the proposed first floor extension to the subject dwelling 'Sunnyside', that it would result in the effective loss of character of the original dwelling which is a single storey Edwardian villa. Furthermore, having regard to the visually sensitive nature of the site in close proximity to five original Burnaby Estate houses which are listed on the National Inventory of Architectural Heritage, it is considered that the proposed development would adversely impact upon the pattern of development, the special and coherent character of development at the junction between Portland Road and Saint Vincent Road and would adversely affect the Architectural Conservation Area. The proposed development would be contrary to Objective HER12 of the said Local Area Plan and would create an undesirable precedent for similar types of development in the area which would, over time, incrementally and cumulatively erode its special character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2015.**