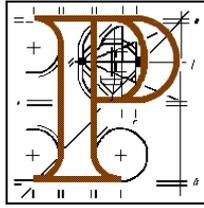


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wicklow County**

**Planning Register Reference Number: 15/579**

An Bord Pleanála Reference Number: PL 27.245360

**APPEAL** by Laura Hanrahan care of Peter Roberts Architects of 6 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 22<sup>nd</sup> day of July, 2015 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a two-storey detached dwellinghouse, detached garage to side/rear and associated site works with vehicular access from Pavilion Road, all at Pavilion Road, Burnaby, Greystones, County Wicklow.

## **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 of the proposed development is located in the Burnaby Architectural Conservation Area, a historic residential suburb developed at the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries, and considered to be of national interest. The policies and objectives of the Greystones/Delgany and Kilcoole Local Area Plan 2013 – 2019 seek to protect, safeguard and enhance the special character and environmental quality of Architectural Conservation Areas and the character and appearance of the urban public domain of such areas. Given the pattern of development in the area including recently granted permissions, it is considered that the proposed development would give rise to a haphazard and uncoordinated form of development on Pavilion Road which would seriously injure the visual amenities of the area and of property in the vicinity and detract from the character and appearance of the urban public domain of the Burnaby Architectural Conservation Area, would contravene the provisions of the said Local Area Plan and 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.**