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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 19/655**

**APPEAL** by Robin Kelly care of Moore Architecture of Petite Maison, Meath Road, Bray, County Wicklow against the decision made on the 2<sup>nd</sup> day of December, 2019 by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** (1) Proposed new attic extension and conversion to habitable rooms (27 square metres) to existing roof of dwelling, creating 'Gambrel' style roof in standing seam copper finish, (2) extension of existing first floor bay window into new attic extension and (3) all ancillary site works at 32 Wheatfield, Bray, County Wicklow.

**Decision**

**REFUSE** permission for the above proposed development in accordance with 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 proposed development is located in an area zoned for residential development in the Bray Local Area Plan and Wicklow County Development Plan sets out criteria against which domestic extensions should be assessed. The form, size and appearance of the proposed extension would break the roofline and would be out of character with the pattern of residential development in the area. The proposed development would, therefore, seriously injure the residential amenity of the area, would materially contravene the zoning objective for the area set out in the Bray Local Area Plan and the policy in relation to domestic extensions set out in the Wicklow County Development Plan and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2020.**