



Board Direction

Ref: **PL27.245896**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th April 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. The site is located in a mixed use area, adjoining an area zoned to protect existing residential amenity. It is the policy of the Planning Authority, as set out in Section 13.1.2 of the Bray Town Development Plan 2011-2017, to avoid developments that would be detrimental to amenity and in zones abutting residential areas to pay particular attention to the use, scale density and appearance of development proposals, in order to protect the amenities of residential properties. Based on the submissions made including in relation to the history, nature and operation of the public house at first floor and ground floor and outdoors, the Board is not satisfied that the development proposed to be retained does not constitute a significant intensification of use, which is significantly affecting the amenities of the area, including the residential amenities of property in the vicinity. In the absence of an effective noise management programme, including hours of operation and the hours of use of the outdoor area in particular, it is considered that the development proposed to be retained would constitute an excessive form of development that would contravene section 13.1.2 of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with the other structures attached to the front and side of the building, including an awning, a conservatory and a storage container, it is considered that the proposed canopy would be incongruous in terms of its design, would contribute to visual clutter, would be out-of-keeping with the character of the streetscape, and would set an undesirable precedent for further such development in the vicinity. The development proposed to be retained would, therefore, seriously injure the visual amenities of the area and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 28th April 2016
Fionna O' Regan