



Board Direction

Ref: PL27.246735

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 20th, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the provisions of the Bray Town Development Plan 2011 to 2017 which, inter alia, requires that 'granny flats' be capable of being re-integrated into the primary residential unit on site, to the nature and extent of the development proposed and to the pattern of development in the area, it is considered that the proposed development would not be capable of being re-integrated with the primary residential unit on site, would comprise a separate detached unit that would not be served by adequate private amenity space and car parking provision. It is considered that the proposed development would comprise a substandard form of residential accommodation that would contravene a policy set out in the Town Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located in an area zoned 'primarily residential uses' in the Bray Town Development Plan 2011 to 2017 with the objective to protect existing residential amenity. Having regard to the design, scale and height of the proposed development and its orientation and proximity to the adjacent property, the Board is not satisfied that the proposed development would not overshadow and comprise an overbearing feature when viewed from adjoining residential property. The proposed development would, therefore, seriously injure the amenities of adjoining residential property, contravene the landuse zoning for the area set out in the Town

Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: September 20th, 2016