



Board Direction

Ref: PL27.247467

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th February 2017.

The Board decided by a majority of 2:1 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

4 Fontenoy Terrace forms part of a terrace of structures that is listed in the record of protected structures in the Bray Town Development Plan 2011 - 2017. Section 8.4.5.1 of the Plan sets out the policy of the Council to preserve and protect structures included in the record of protected structures. Having regard to the contribution the dwelling makes to the built heritage of the area and to the integral design features of the protected structure, including its fenestration form and pattern, it is considered that the siting of a proposed window at first floor level at the distinctive curved corner of the original rear return would be out of keeping with the character of the buildings forming the protected structure in terms of location and form, would detract from the visual character of the protected structure, would contravene the policy of the planning authority as set out in the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 6th February 2017
Fionna O' Regan