



An
Bord
Pleanála

Board Direction
BD-003310-19
ABP-303950-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2019.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The proposed development is located in an area zoned Existing Residential in the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 to protect and or improve residential amenity. The proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenity of the area or of property in the vicinity and would be in accordance with the Local Area Plan, with the Wicklow County Development Plan and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The rear attic elevation shall have two windows only; one each for the bedroom and bathroom element. These shall be fitted with obscure glass and reflect the design of the remaining windows on the rear elevation. Prior to commencement of development plans and particulars providing for this amendment shall be submitted to and agreed in writing with the planning authority.

Reason: in the interest of visual and residential amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

4. The proposed granny flat extension shall be used solely for that purpose and shall revert to use as part of the main dwelling on the cessation of such use.

Reason: To protect the amenities of property in the vicinity and to comply with the objectives of the current Development Plan for the area.

Board Member

Date: 17/06/2019

Paul Hyde