



An
Bord
Pleanála

Board Direction
BD-005835-20
ABP-306117-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2020.

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

Having regard to the provisions of the Bray Town Development Plan, 2018 -2024 and its zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, the Board considered that, subject to compliance with the conditions set out below, the proposed development not seriously injure the residential or visual amenities of the area and would be acceptable in terms of residential amenity. The proposed development would, therefore, be in accordance 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. (a) With the exception of the bathroom the first-floor area shall be used solely for storage purposes associated with the ground floor residential accommodation.

(b) The new side elevation window facing the internal courtyard in the rear dormer shall be obscure glazing. Details shall be agreed in writing with Wicklow County Council prior to commencement of work on site.

Reason: in the interest of the protection of the residential amenities of the adjoining properties, visual amenity and clarity.

Board Member

Date: 28/05/2020

Paul Hyde