



An
Bord
Pleanála

Board Direction
BD-005507-20
ABP-306322-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2020.

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

Reasons and Considerations

The proposed development is located in an area zoned for residential development in the Bray Local Area Plan and Wicklow County Development Plan sets out criteria against which domestic extensions should be assessed. The form, size and appearance of the proposed extension would break the roofline and would be out of character with the pattern of residential development in the area. The proposed development would, therefore, seriously injure the residential amenity of the area, materially contravene the zoning objective for the area set out in the Local Area Plan, the policy in relation to domestic extensions set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/03/2020

Michelle Fagan