



An
Bord
Pleanála

Board Direction
BD-007850-21
ABP-308706-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2021.

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

Reasons and Considerations

The retention of the existing structure in the garden constitutes a seriously substandard form of residential development by reason of site coverage and lack of adequate private open space serving the extended dwelling house on the site. Furthermore, it is considered that the retention of the existing structure would be visually obtrusive and overbearing as viewed from surrounding dwellings. The proposed retention of the structure would, therefore, seriously injure the residential amenity of the area, would be contrary to the Wicklow County Development Plan 2016-2022 objective Zone RE – which is 'to protect, provide and improve residential amenities of existing residential areas' and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/04/2021

Michelle Fagan