



An
Bord
Pleanála

Board Direction
BD-010101-22
ABP-311675-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2022.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the paucity of information on the file in relation to the layout, extent and disposition of existing residential units within Violet Hill House (Protected Structure) and its adjoining outbuildings (originally used as stables and a coach house) including information pertaining to their respective accesses and private amenity areas, the Board could not be satisfied that the proposed development would not seriously injure the visual and/or residential amenities of the adjoining dwellings. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of the form, choice of materials and design of the proposed extension, in particular the solid to void ratio and proportions of the fenestration, that the proposed development would have a detrimental impact on the architectural character and setting of the Protected Structure (RPS Reference B25) and would, therefore, be contrary to architectural heritage objective AH1 of the Bray Municipal District Local Area Plan 2018-2024 and BH10 of the Wicklow County Development Plan 2016-2022 by

reason of its unsuitable design and materials. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design of the proposed development particularly the solid to void ratio of the fenestration would be odds with the essential qualities and character of the Protected Structure. Furthermore, the Board was not satisfied that there was adequate information on the file in relation to the nature and extent of existing residential uses within the Protected Structure and within the overall site to determine the impact of the proposed extension on existing visual and residential amenities in the area.

Board Member

Maria FitzGerald
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Date: 25/02/2022