



An
Bord
Pleanála

Board Direction
BD-012209-23
ABP-313009-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2023.

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

Reasons and Considerations

Having regard to the topography of the site and its exposure to the public road, the linear form of the proposed extensions and its elevated position relative to the dwelling, together with the existing outbuilding on site, the proposal would be incongruous at this location and would not be visually subservient to the existing dwelling. The proposal fails to accord with the policy provisions for the design of extensions as set out in the Rural Design Guide (Appendix 2) of the County Wicklow County Development Plan 2022-2028, and the proposal would set an undesirable precedent for similar haphazard development in the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 19/05/2023