

An  
Bord  
Pleanála

**Board Direction**  
**BD-014391-23**  
**ABP-314757-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2023.

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

### **Reasons and Considerations**

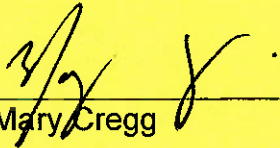
Having regard to:

- (a) the existing context, built form, and prevailing height of the surrounding area,
- (b) the amendments proposed under the current planning application, and
- (c) the provisions of the Bray Municipal District Local Area Plan 2018-2024, in particular Objective BT3, which provides that '*generally a height of four storeys (including ground floor) will be considered appropriate in the Bray 'town centre' zone irrespective of adjoining property heights. However, the Council may permit heights above this, where the specific context of the site and the design of the building allow it (for example where additional storeys are set back from street frontage)*'.

it is considered that the proposed development would be incongruous, disproportionate, and out of character with its surrounding context in terms of its height, scale and massing, and would have a negative dominant impact upon Main Street and Fatima Terrace. The proposed development would be contrary to the provisions of the Bray Municipal District Local Area Plan 2018-2024 (Objective BT3),

would seriously injure the visual and residential amenities of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Mary Cregg

**Date:** 31/10/2023