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Bord
Pleanála

Board Direction
BD-015497-24
ABP-315813-23

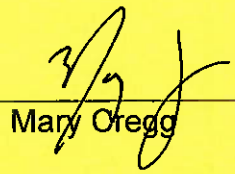
The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2024.

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 Policy objective CPO 6.21 of the Wicklow County Development Plan 2022-2028 which states that appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted (other than on lands permitted or designated as open space), and CPO 6.25 which seeks to ensure that areas of open space will be retained for the use of residents and new housing and other non-community related uses will not normally be permitted, it is considered that the proposal for an infill house on a constrained backland site, including the use of the public amenity open space as an access, would distract from the layout, character and function of the open space and would result in haphazard substandard development that is out of character with the pattern of development in the area. The development would set a precedent for similar unacceptable development and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Oregg

Date: 21/02/2024