

An
Bord
Pleanála

Board Direction
BD-016920-24
ABP-316994-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2024.

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

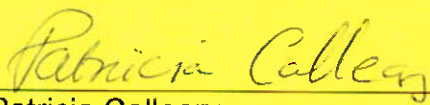
Reasons and Considerations

1. It is considered that the proposed development would result in an incongruous structure in terms of design, including in particular at second floor level by reason of the significant intervention to the roof element with a resultant projecting square roof design into an existing Victorian style dwelling, which would be out of character with the streetscape and surrounding area and would intrude on views of the protected structures in the vicinity of the site. The proposed projecting structure element would seriously injure the amenities of the area, would adversely affect the architectural character of the seafront area, and would contravene the objectives set out in the Bray Municipal District Local Area Plan which seeks to avoid negative impacts on the amenity and character of the area, its natural and built heritage, the protected views and prospects and the protected structures in the sea front. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, scale and bulk and the relationship of the proposed development to the open space serving the adjoining apartments to the south, it is considered the proposed development would be overbearing on the adjoining open space and would also be overbearing to the rear garden serving the

dwelling to the north because of its scale and bulk and its positioning onto this private amenity. The proposed development would, therefore, seriously injure the amenities of adjoining property and would be contrary to the proper planning and sustainable development for the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the view of the inspector that the proposed development would not adversely impact or erode the architectural character of the site and surrounding area or that it would not seriously injure the residential or visual amenities of the area or of property in the vicinity. In arriving at its decision, the Board found that the proposed development, by reason of its design, scale and bulk, would seriously injure the amenities of the area, would adversely affect the architectural character of the seafront area, and would contravene the objectives set out in the Bray Municipal District Local Area Plan. The Board further concluded that, due to its design, scale, bulk and its relationship with adjoining properties, the proposed development would be overbearing on the adjoining open space serving the apartment complex to the south and would also be overbearing to the rear garden serving the dwelling to the north.

Board Member


Patricia Calleary

Date: 04/07/2024