

An  
Bord  
Pleanála

**Board Direction**  
**BD-016017-24**  
**ABP-317860-23**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2024.

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 the excessive size and scale of the proposed ancillary development associated with the main dwelling, and its siting and design including positioning forward of the existing dwelling, the proposed development would negatively impact the residential and architectural amenity of the main dwelling, adjoining properties, and the established character of the area contrary to Policy Objective CPO 6.21 of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 09/04/2024