



An
Bord
Pleanála

Board Direction
BD-016769-24
ABP-318167-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2024.

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

Reasons and Considerations

It is the objective of the council under CPO 6.21 of the Wicklow County Development Plan 2022-2028 that in areas zoned 'Existing Residential', appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted. Having regard to the restricted configuration of the site, the presence of two-storey dwellings in close proximity to the east of the site and which overlook the site, the lack of detail with respect of levels, measurements and overshadowing analysis, the substandard design of the proposed dwelling and the lack of clear details with respect to vehicular access arrangements, it is considered that the proposed development would result in a substandard residential unit and lack of privacy for future occupants, would seriously injure the amenities of adjoining residential properties by way of overlooking and overshadowing and would result in traffic hazard as a consequence of restricted space for turning vehicles on site. The proposed development would, therefore, materially contravene Objective CPO 6.21 of the Wicklow County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area,

Board Member

Patricia Calley

Patricia Calleary

Date: 20/06/2024