

An
Bord
Pleanála

Board Direction
BD-016815-24
ABP-318361-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

The Board decided by majority decision (2:1) to refuse permission for the following reasons and considerations.


Reasons and Considerations

The design of an extension should be sympathetic to the existing dwelling as indicated in the 'Wicklow County Council Single Rural Houses Guidelines for New Homes in Rural Wicklow', which is contained in Appendix 2 of the Wicklow County Development Plan 2022-2028. Having regard to the design, scale and size of the entrance porch to the front of the existing dwelling, it is considered that the proposed development would detract from the character and setting of the existing dwelling, would not be sympathetic to this dwelling and would form an obtrusive feature when viewed from the public road. The proposed development would, therefore, conflict with the above-mentioned guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design, scale and size of the entrance porch detracted from the character of the existing dwelling, would be visually obtrusive and would conflict with the planning authority's guidance on extensions to existing dwellings, said guidance forming part of the statutory plan for the area.

(Direction to issue with Order.)

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Date: 21/06/2024

Tom Rabbette