



An
Bord
Pleanála

Board Direction
BD-017792-24
ABP-319737-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/10/2024.

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

Reasons and Considerations

The proposed development is to a period mid-terrace house, which forms part of four houses in a terrace that are of architectural significance and recorded in the National Inventory of Architectural Heritage as being of regional architectural and artistic importance. Alterations to the front boundary wall for the construction of a vehicular entrance and parking space to the front of the terrace, would result in an unacceptable impact to the visual quality and architectural heritage of the terrace which the proposed development site is part of and would therefore be contrary to the proper planning and sustainable development of the area.

The proposed development would materially contravene objective CPO 8.20 of the Wicklow County Development Plan 2022 – 2028, which allows the council to refuse permission for a development which seeks to alter a structure of architectural heritage merit so as to preserve the county's architectural heritage.

The Board was also not satisfied that the space within the site is sufficient in length to accommodate a car, Development & Design Standards of the Wicklow County Development Plan 2022 – 2028 (Table 2.1 of Appendix A) specifies that a car parking space (perpendicular to the kerb) requires 5 metres x 2.5 metres. The proposed development would endanger public safety by reason of traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Declan Moore

Date: 08/10/2024