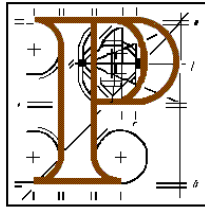


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/809

An Bord Pleanála Reference Number: PL 27.245624

APPEAL by Triona Sheeran care of Ceardean Design and Construction of 169 Inchicore Road, Inchicore, Dublin against the decision made on the 17th day of September, 2015 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Partial demolition and reconfiguration of roof of existing two storey dormer dwellinghouse to create a two storey house, with extensions to the fore and rear on both floors (Area 41 square metres) at 1 Twin Oaks, Church Lane, Greystones, County Wicklow.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the proposed design, scale and mass of the proposed dwelling and its relationship to the adjoining dwellings and to the character of the area, the Board considered that the amended design subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed amended design for the dwellinghouse was acceptable in terms of scale, mass and height and integration within the context of the site and would not injure the residential visual amenities of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars received with the first party by An Bord Pleanála on the 14th day of October, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed external staircase to the southern elevation of the dwelling shall be omitted. The door shall be replaced with a window with a cill height of 1100 millimetres. Revised drawing indicating compliance with this condition shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development on site.

Reason: In the interest of residential amenity.

3. Parking provision shall be made within the site curtilage for two number cars. A drawing indicating the parking arrangement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

4. The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.