

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wicklow County**

**Planning Register Reference Number: 16/126**

An Bord Pleanála Reference Number: PL 27.246374

**APPEAL** by Muriel Taylor of Portland House, Greystones, County Wicklow against the decision made on the 21<sup>st</sup> day of March, 2016 by Wicklow County Council to grant subject to conditions a permission to Owen Owens care of O'Connor Whelan of 222-224 Harold's Cross Road, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Detached, single storey, pitched roof double garage with utility room and wc with a gross floor area of 47.4 square metres on the south-east corner of the site, all at Rochfort, Portland Road, The Burnaby, 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 nature, scale, design and materials of the proposed development, its siting behind established hedgerow, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not detract from The Burnaby Architectural Conservation Area, would be acceptable in terms of traffic safety and convenience, would not conflict with the provisions of the Greystones-Delgany-Kilcoole Local Area Plan 2013-2019, and would be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. Within eight weeks of the date of this Order, the existing garage, located at the position of the proposed garage, shall be removed from the landholding to the written satisfaction of the planning authority.

**Reason:** In the interest of orderly development.

3. The use of the proposed garage is strictly limited to domestic uses incidental to the enjoyment of the dwelling on the site, and it shall not be used as habitable accommodation or for any trade or business purposes.

**Reason:** In the interest of residential amenity.

4. The external finishes of the proposed development, including roof tiles/slates, shall be the same as 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 the visual amenity of The Burnaby Architectural Conservation Area.

5. The vegetation surrounding the location of the proposed development shall be maintained as a visual screen when viewed from the public road.

**Reason:** In accordance with Tree Protection Objective T14 on Portland Road, as set out in the Heritage Map of the Greystones-Delgany-Kilcoole Local Area Plan 2013 – 2019, and in accordance with Objective HER4 of that Plan.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

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

**Dated this                      day of                      2016.**