

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 16/141

An Bord Pleanála Reference Number: PL 27.246530

APPEAL by James O’Gorman care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 5th day of April, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: A residential development, consisting of approximately 1,453.7 square metres of gross floor area overall, comprising: demolition of two number houses, construction of seven number, three-storey, four bedroom houses, 14 number parking spaces at grade, provision of internal access road and paths, with junction onto the R761 and all ancillary site development and landscaping works at Clonbur/Derrymore, Killincarrig, Delgany, County Wicklow.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations 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 bulk, height, scale, orientation and design of the proposed development, to the established pattern and scale of existing development in the area, and to the proximity of the site to a number of buildings of architectural and historic merit, it is considered that the proposed development would be out of keeping with the character of development in the area and would seriously injure the visual amenities of the area. Furthermore, the Board considered that the proposed development would seriously injure the residential amenities of adjoining properties to the north and south of the site by reason of overbearing impact and loss of privacy through overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.