

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 16/335

An Bord Pleanála Reference Number: PL 27.246735

APPEAL by Peter Crinnion of “Colwyn”, Killarney Road, Bray, County Wicklow against the decision made on the 26th day of May, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Conversion and extension of existing garage to apartment at “Colwyn”, Killarney Road, Bray, 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

1. Having regard to the provisions of the Bray Town Development Plan 2011 to 2017 which, inter alia, requires that 'granny flats' be capable of being re-integrated into the primary residential unit on site, to the nature and extent of the development proposed and to the pattern of development in the area, it is considered that the proposed development would not be capable of being re-integrated with the primary residential unit on site, would comprise a separate detached unit that would not be served by adequate private amenity space and car parking provision. It is considered that the proposed development would comprise a substandard form of residential accommodation that would contravene a policy set out in the Town Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The site of proposed development is located in an area zoned 'primarily residential uses' in the Bray Town Development Plan 2011 to 2017 with the objective to protect existing residential amenity. Having regard to the design, scale and height of the proposed development and its orientation and proximity to the adjacent property, the Board is not satisfied that the proposed development would not overshadow and comprise an overbearing feature when viewed from adjoining residential property. The proposed development would, therefore, seriously injure the amenities of adjoining residential property, contravene the landuse zoning for the area set out in the Town Development Plan and would 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.