

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wicklow County**

**Planning Register Reference Number: 16/428**

An Bord Pleanála Reference Number: PL 27.246878

**APPEAL** by Tom Kenny care of Frank Ó' Gallachóir and Associates Limited of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 15th day of June, 2016 by Wicklow County Council to grant subject to conditions a permission to Rik De Jager care of Creative Housing Solutions Limited trading as Shomera of Unit 10 Dunshaughlin Business Park, Dunshaughlin, County Meath in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** (1) Demolition of existing leant-to extension to rear, (2) ground floor flat roof extension to front totalling 17.5 square metres with balcony over and modifications to front facade and (3) internal modifications and associated site works at 39 Dunbar Park, Wicklow Town, 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 siting, design, form and limited scale of the proposed development and to the prevailing pattern of development on and in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would comply with the provisions for extensions to dwellings as set out in the current Wicklow-Rathnew Development Plan and would, therefore, 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, as amended by the further plans and particulars submitted on the 26<sup>th</sup> day of May, 2016 and clarified by the further plans and particulars received by An Bord Pleanála on the 5<sup>th</sup> day of August, 2016, 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. Prior to the commencement of development, details of the external finishes of the proposed extension shall be submitted agreed in writing with the planning authority.

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

3. 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 and to ensure a proper standard of development.

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

**Dated this            day of            2016.**