

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 16/688

An Bord Pleanála Reference Number: PL 27.247180

APPEAL by Shiela Russell of 5 Fontenoy Terrace, Strand Road, Bray, County Wicklow against the decision made on the 8th day of August, 2016 by Wicklow County Council to grant subject to conditions a permission to Roisin Fitzpatrick care of Michael Carroll of Glenherbert, Dargle Road, Bray, County Wicklow.

PROPOSED DEVELOPMENT: Ground floor extension to rear with alterations to existing house and associated site works at 4 Fontenoy Terrace, Strand Road, Bray, County Wicklow, (a protected structure).

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. It is considered that the proposed development, comprising the development of the remaining private open space area to the rear of No. 4 Fontenoy Terrace, would result in the loss of an integral functional space to the rear of the house, would constitute overdevelopment of this restricted site that would significantly erode existing residential amenity, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would seriously injure the amenities of adjoining residential property by virtue of overshadowing and overbearing impact. In addition, the utilization of the adjoining embankment as private open space beyond the site as compensatory private amenity space would result in significant overlooking of adjoining properties and loss of privacy in Fontenoy Terrace. 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 2017.