



An
Bord
Pleanála

**Board Order
PL 27.247220**

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/709

Appeal by Roy and Marie Van Maanen care of Frank Ó Gallachóir and Associates Limited of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 10th day of August, 2016 by Wicklow County Council to grant subject to conditions a permission to Laura, Ciaran and Maureen Hanrahan care of Peter Roberts Architects of 6 Clarinda Park North, Dún Laoghaire, County Dublin.

Proposed Development: Construction of a pair of semi-detached two-storey dwellinghouses, detached garages to side/rear and associated site works including vehicular access from Pavilion Road, all at Pavilion Road, Burnaby, Greystones, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with 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

The site of the proposed development is located in the Burnaby Architectural Conservation Area, a historic residential suburb developed at the turn of the 19th and 20th centuries, and considered to be of national interest. The policies and objectives of the Greystones/Delgany and Kilcoole Local Area Plan 2013 – 2019 seek to protect, safeguard and enhance the special character and environmental quality of such Architectural Areas, and the character and appearance of the urban public domain of such areas. By reason of the scale, bulk, detailing and design of the proposed semi-detached dwellings at this location, it is considered that the proposed development would be out of keeping with the prevailing character of development in this part of the Burnaby Architectural Conservation Area, comprised mainly of low-density, large, family style individual houses on generous sites, and would appear excessively monolithic.

Furthermore, by reason of the extent of tree removal proposed, and the scale of the proposed houses, it is considered that the proposed development, by itself and in conjunction with other permitted development in the vicinity, would result in a cramped and uncharacteristic pattern of development along Pavilion Road, which would seriously injure the visual amenities of the area and would detract from the character and appearance of the public domain. The proposed development would, therefore, contravene the provisions of the Local Area 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 2017