

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 16/774

An Bord Pleanála Reference Number: PL 27.247223

APPEAL by Francis and Rachel Chatham care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 24th day of August, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of garage attached to existing dwelling, proposed new single storey dwelling to rear of existing dwelling, new dual entrance to cater for existing and proposed dwelling, driveway to proposed dwelling, connection to services and all ancillary works, all at Ferndale, New Road, Greystones, 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 zoning objectives of the Greystones–Delgany Local Area Plan 2013-2019, and to the restricted nature of the proposed site, its location immediately behind the established house on the plot and immediately forward of the curtilage of an existing dwelling to the rear, the limited separation distances between the proposed development and adjoining properties, the loss of privacy arising from overlooking and overbearing impact due to its proposed location, it is considered that the proposed development would result in overdevelopment of this plot, would seriously injure the residential amenities of adjoining properties, would depreciate the value of these properties, would provide a substandard form of accommodation for the future occupiers due to the restricted nature of the site, would materially contravene the zoning objective for the site, and 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.