

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Wicklow County

**Planning Register Reference Number: 16/838**

An Bord Pleanála Reference Number: PL 27.247420

**APPEAL** by O'Connor Whelan of 222-224 Harold's Cross Road, Dublin against the decision made on the 19<sup>th</sup> day of September, 2016 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development consisting of the demolition of a single-storey rear extension (29 square metres) and the development of a new two-storey extension in its place (54 square metres) to accommodate ancillary retail use at ground floor (27 square metres) and office at first floor (27 square metres); the change of use of the existing dwelling to a retail unit at ground floor (93 square metres), and an office at first floor (91 square metres); a two-storey extension to the south of the building with an entrance lobby (21 square metres), staff facilities (22 square metres) and a retail unit (116 square metres) at ground floor and lobby (13 square metres), WC (4.5 square metres) and an office (116 square metres) at first floor; a single storey detached bin store (8 square metres); elevational alterations to the southern and western façade of the existing dwelling; 12 number bicycle parking spaces; all associated boundary treatment and site development works, all at Mount View, Church 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 scale and design of the proposed infill extension and glazed lobby and the location of the proposed new infill element which would result in a building projecting significantly forward of the established building line to the south of the site on Church Road, it is considered that the proposed new infill building would be out of character with Mount View and with the existing pattern of development in the Church Road Architectural Conservation Area, as designated in the Greystones – Delgany and Kilcoole Local Area Plan, 2013-2019, in terms of design, scale and projection forward of the established building line to the south, would result in a public realm of inadequate width in this location, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board, while supportive of the principle of the development, was not satisfied that the scale, design and projection of the infill element would be an appropriate intervention at this location and did not consider that the necessary improvements to the architectural treatment could be adequately achieved by means of planning condition.

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

**Dated this            day of            2017.**