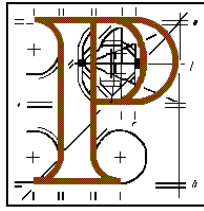


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Wicklow County

**Planning Register Reference Number: 16/907**

An Bord Pleanála Reference Number: 27.247434

**APPEAL** by Aisling and Dean Walsh care of McCutcheon Halley of 22 to 23 Pembroke Street Upper, Dublin against the decision made on the 23<sup>rd</sup> day of September, 2016 by Wicklow County Council to refuse permission to the said Aisling and Dean Walsh in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Extension to the front with flat roof and raised part of roof ridge height to allow for extended first/attic floor accommodation to existing semi-detached bungalow, including dormer extension to the rear; new roof light to rear; alterations to elevations and internal layout and all associated site development works, at number 2 Grosvenor Park, Newcourt Road, Bray, 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 nature, extent and design of the development proposed, to the general character and pattern of development in the area, to the planning history of development in the immediate area and to the provisions of the Bray Town Development Plan 2011-2017 and the Wicklow County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would not be out of character with the area. The proposed development 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, 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. Details of the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

