

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Wicklow County**

**Planning Register Reference Number: 16/914**

An Bord Pleanála Reference Number: PL 27.247467

**APPEAL** by Róisín Fitzpatrick of 4 Fontenoy Terrace, Strand Road, Bray, County Wicklow against the decision made on the 27<sup>th</sup> day of September, 2016 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development consisting of first floor obscure glazed window in corner of rear annex with associated site works at number 4 Fontenoy Terrace, Bray (a protected structure), 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

4 Fontenoy Terrace forms part of a terrace of structures that is listed in the record of protected structures in the Bray Town Development Plan 2011-2017. Section 8.4.5.1 of the Plan sets out the policy of the Council to preserve and protect structures included in the record of protected structures. Having regard to the contribution the dwelling makes to the built heritage of the area and to the integral design features of the protected structure, including its fenestration form and pattern, it is considered that the siting of a proposed window at first floor level at the distinctive curved corner of the original rear return would be out of keeping with the character of the buildings forming the protected structure in terms of location and form, would detract from the visual character of the protected structure, would contravene the policy of the planning authority as set out in the Development Plan, 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            2017.**