

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Wicklow County**

**Planning Register Reference Number: 16/1004**

An Bord Pleanála Reference Number: PL 27.247595

**APPEAL** by Jeanne McSherry care of Michael Connolly Architects of 15 Yachtsmans Point, Dunbur, Wicklow Town, County Wicklow against the decision made on the 25<sup>th</sup> day of October, 2016 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of canopy over new entrance as constructed at Brook House, Mill Road, Ballinacarrig Lower, Ballinaclash, 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:

- (a) the location of the site in a rural area defined as a landscape area of Special Amenity,
- (b) the design and scale of the canopy,
- (c) the provisions of the current Wicklow County Development Plan that 'the entrance gate should announce the building suitably; entrances shall be visually unobtrusive, and
- (d) existing entrances along this rural route,

the Board considered that the development proposed for retention would be out of character with the pattern of development in the area, would seriously injure the visual amenities of the area and would conflict with the policies of the current Wicklow County Development Plan. Furthermore, the development proposed for retention would set an undesirable precedent for similar entrance features that would cumulatively erode the character of this rural area. The development proposed for retention 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 agreed with the planning authority and considered that, by reason of its design and scale, the canopy proposed for retention would be out of character with the pattern of development in the area and would establish a negative precedent in the area.

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

**Dated this                    day of                    2017.**