

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 16/993

An Bord Pleanála Reference Number: PL 27.247610

APPEAL by Kevin Kenefick care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 24th day of October, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Works to refurbish and extend the existing single storey, with mezzanine, mews dwelling comprising: ground floor extensions to the northern elevation (measuring 5.3 square metres) and southern elevation (measuring 3.3 square metres), respectively; and replacement of the existing mezzanine (measuring 9 square metres) with a first floor level (measuring 13.5 square metres) and alterations to the existing mews' roof profile to provide for a mansard roof with one recessed east facing window at this level (the new roof profile will result in an increase in height of the existing mews by approximately one metre (from 4.294 metres to 5.375 metres)). The proposed development will result in an increase to the existing mews' total gross floor space by circa 13.1 square metres, from circa 39 square metres to circa 52.1 square metres, all on site of 611 square metres approximately at 'Hoeyfield Mews', located to the rear of 'Hoeyfield', 38 Putland Road, Bray, County Wicklow.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 limited nature and scale of the proposal, to the planning history of the site, to the limited nature of the use proposed and as amended by conditions attached hereto, the proposed development would not seriously injure the residential or visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposal was sufficiently removed from neighbouring properties not to cause undue loss of amenity to them.

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. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwelling house without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwellings.

3. The proposed unit shall not be sold, let or otherwise transferred or conveyed save as part of the parent dwelling unit on whose site it is located.

Reason: In the interests of orderly development and residential amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this day of 2017.