

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 16/1031

An Bord Pleanála Reference Number: PL 27.247662

APPEAL by Ronan Darcy care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 3rd day of November, 2016 by Wicklow County Council to grant subject to conditions a permission to Simone and Paul Tracey care of PD Lane and Associates of 1 Church Road, Greystones, County Wicklow in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Consisting of a single-storey extension (19.30 square metres) to the rear of the existing dwelling (80 square metres) and ancillary works at Myrtle Cottage, Eden Road, Greystones, 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 limited nature and scale of the proposed development, the Board considered that subject to compliance with the conditions as set out below, the proposed development would not injure the residential amenities of adjoining properties 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 had regard to the limited nature and scale of the proposed development and to the poor level of amenity of the existing house and the minimal impact on the residential amenity of the adjoining property.

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. The proposed extension shall be cut back to a maximum length of 4.5 metres from the rear wall of the house.

Revised drawings of the extension showing compliance with this condition and including details of landscaping and finishes to the open space shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interests of clarify and the provision of residential amenity to the future occupants.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

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

Dated this day of 2017.