



An
Bord
Pleanála

Board Order
PL 27.247849

Planning and Development Acts 2000 to 2016

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/1167

Appeal by Sonia Walsh and John Ryder care of McGill Planning Limited of 7 Fitzwilliam Street Upper, Dublin against the decision made on the 7th day of December, 2016 by Wicklow County Council to refuse permission.

Proposed Development: (1) New two storey dwelling (146 square metres) in garden of existing dwelling known as 'Whitshed Lodge', (2) formation of a new driveway to serve item (1) above, (3) reconfigure existing driveway to serve existing dwelling, (4) provision of two new gates to driveways serving the proposed dwelling and the existing dwelling, (5) both items (2) and (3) above are to share the existing vehicular entrance on Whitshed Road, (6) revision of site boundaries together with new boundary treatments within the site and along the boundary with Portland Road, (7) connection to all public services, (8) retain all mature trees within the site that form part of the 'T14' Tree Protection Objective, Appendix B: LAP Heritage Features, Greystones, Delgany and Kilcoole Local Area Plan 2013-2019, (9) all necessary ancillary works to facilitate this development and (10) all the above works are located within The Burnaby Architectural Conservation Area, Greystones-Delgany and Kilcoole Local Area Plan 2013-2019, all at 'Whitshed Lodge', Whitshed Road, The Burnaby, Greystones, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with 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

The Board had regard to the location of the proposed development within “The Burnaby”, which is a low density area of historical and architectural interest, composed mainly of large, family style homes on generous sites with a sylvan character which is a designated Architectural Conservation Area, as set out in the Greystones/Delgany and Kilcoole Local Area Plan. It is the land use zoning objective of the planning authority, as set out in the Local Area Plan, to preserve and improve residential amenity and permit new development at a maximum density of 10 units per hectare.

It is considered that the proposed development would be out of character with the existing pattern of development in the area, would represent a cramped form of development in The Burnaby Architectural Conservation Area, would conflict with the objectives of the planning authority for the area and would, therefore, be contrary to the proper planning and sustainable development of the area. Furthermore, it is considered that the siting and scale of the proposal results in an overbearing form of development that would be contrary to Objective HER12 of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019. The proposal would, therefore, seriously injure the character of the area and would 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