

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 16/1314

An Bord Pleanála Reference Number: PL 27.248063

APPEAL by Maoiliosa O’Culachain care of MPBA Architects of 5 Stable Lane, Bray, County Wicklow against the decision made on the 27th day of January, 2017 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of utility room, sunroom and outbuildings, relocation of site entrance gates and the construction of part single storey, part three-storey extension to existing dwelling, together with associated site works at Grosvenor House, Grosvenor Avenue, Bray, 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

1. The proposed three-storey extension by reason of its height, design, bulk and scale, notwithstanding the revised proposals submitted to the Board on appeal, would appear visually obtrusive and incongruous within the existing streetscape and would be out of keeping with the character of the Grosvenor House, a semi-detached two-storey Victorian dwelling which is listed in the National Inventory of Architectural Heritage. The proposed development would, therefore, seriously injure the visual amenities of the area, would not be in accordance with the current development plan for the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to height, design and proximity to boundaries, it is considered that the proposed extension would cause overlooking and have an overbearing impact upon neighbouring properties to the east and would, therefore, seriously injure the amenities of the area and of property in the vicinity. The proposed development 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.