

Board Order PL 27.248160

Planning and Development Acts 2000 to 2016

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/736

Appeal by Elizabeth and Mary Jo Bermingham of 57 Lower Main Street, Arklow, County Wicklow against the decision made on the 17th day of February, 2017 by Wicklow County Council to grant subject to conditions a permission to Donncha McCarthy of 29 Mill Meadows, Lamberton, Arklow, County Wicklow.

Proposed Development: Construction of a new two-storey, two-bedroom detached townhouse with a total floor area of 95.5 square metres including ancillary site works, all connecting into existing services at the rear of 55 Lower Main Street, (The Brook), Arklow, 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

Having regard to the pattern of development in the area, the recessed siting of the proposed dwellinghouse in relation to the laneway, known as The Gardens, would be discordant with the existing character of the streetscape and its introduction would risk the establishment of an adverse precedent for such sitings in the future. Owing to the position of the building, the rear first floor bedroom window would also result in excessive overlooking of and a loss of privacy to these adjoining residential properties. The proposed development would, therefore, seriously injure the amenities of residential properties in the vicinity 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

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