



Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/856

Appeal by Barrie Stanley of Delgany House, Chapel Road, Delgany, County Wicklow against the decision made on the 24th day of March, 2017 by Wicklow County Council to refuse permission.

Proposed Development: Retention of side extension, consisting of new pitched roof, with dormer windows, over historic flat roofed ground floor extension, providing residential accommodation on two levels, at Coach House Annexe, Delgany House, Chapel Road, Delgany, 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 nature and extent of existing development on the subject site, and in the absence of any evidence that the original flat-roofed single storey extension to the coach house, upon which the roof and associated first floor accommodation has been constructed, had been authorised by a grant of planning permission or was in existence and in use for residential purposes prior to the 1st day of October 1964, the Board is not satisfied, in the absence of any proposal to regularise the overall development on site, that the development for which retention has been sought would not represent the consolidation of existing development on the site which has not been proven to be authorised. The development proposed for retention 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