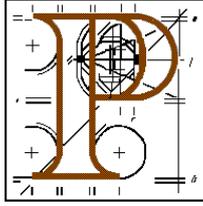


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 17/131

An Bord Pleanála Reference Number: PL 27.248404

APPEAL by Niall Lawless care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 29th day of March, 2017 by Wicklow County Council to refuse permission to the said Niall Lawless.

PROPOSED DEVELOPMENT: Retention of a circa two metres to 2.6 metres high stone clad, concrete boundary wall to the front of the site at Pine Cottage, Windgates, 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

Under the provisions of the design guidelines for new homes in rural Wicklow, as set out in Appendix 2 of the Wicklow County Development Plan 2016-2022, the requirement for roadside boundaries is for replacement hedgerows and includes a clear prohibition on the construction of long stretches of solid walls. It is considered that the development for which retention is sought would, by reason of its 45 metre length and 2.2 metre minimum height and the nature and colour of the selected stone, constitute a suburban form of development, which is out of character with the rural area and is visually obtrusive. Furthermore, as the development for which retention is sought is not in compliance with condition number 3 of the previous planning permission granted under planning register reference number 02/6177, it materially contravenes the requirements of the current Development Plan for the area and is, therefore, 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.