



Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/679

Appeal by Jennifer Sutton and Daniel Geary care of Mac Eoin Architects of 19 Mountjoy Square, Dublin against the decision made on the 28th day of July, 2017 by Wicklow County Council to refuse permission.

Proposed Development: Construction of two storey house, comprising four bedrooms, bathroom and study at first floor, with combined kitchen, living/dining room, utility, study and wc at ground floor, with associated eternal and drainage works at rear of 14 Lower Kindlestown, 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

Having regard to the pattern of development in the area, the Board considered that the erection of a two storey house would interfere with the established character of the area, would seriously injure the amenities of the area and be contrary to the Wicklow County Development Plan Policy on infill housing. Furthermore, the limited separation distances between the proposed development and adjoining properties, would result in the loss of privacy arising from overlooking of neighbouring properties, would seriously injure the residential amenities of adjoining properties, and would set an undesirable precedent for similar developments 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