

Board Order PL 27.249427

Planning and Development Acts 2000 to 2017 Planning Authority: Wicklow County Council Planning Register Reference Number: 17/939

Appeal by Eugene McHugh care of Joe Brady of 11 Chancery Park Court,
Tullamore, County Offaly against the decision made on the 21st day of September,
2017 by Wicklow County Council to refuse permission.

Proposed Development: Change of use of existing domestic storage garage to be converted into a single storey one bedroom apartment with associated site works at the rear of 23 O'Byrne Road, Bray, 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

- 1. Having regard to the location of the proposed development to the rear of and in close proximity to adjoining residential properties, and to the pattern of development in the area, the Board is not satisfied that the introduction of a new dwelling unit at this backland location would not result in an inappropriate form of development that would seriously injure the amenities of existing dwellings in the area. Furthermore, if permitted, the proposed development to the rear of dwellings on O'Byrne Road, and it has not been demonstrated that such a pattern of development would be appropriate in terms of the orderly development of the neighbourhood. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2. The existing laneway is inadequate in width and lacking in adequate pedestrian facilities necessary to facilitate backland development of this nature. In the absence of a scheme for co-ordinated development to address access requirements, it is considered that the development of a dwelling to the rear of the parent property on O'Byrne Road would give rise to an inappropriate and substandard form of development and a hazard to pedestrian movement and traffic safety, and would set a precedent for further in depth development along this substandard access lane. 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 2018