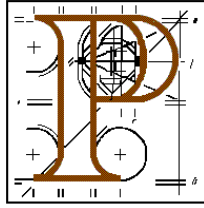


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Wicklow County

Planning Register Reference Number: 17/1279

An Bord Pleanála Reference Number: ABP-300687-18

APPEAL by Andrew and Lisa Dunne of 73 Wicklow Heights, Wicklow Town, County Wicklow against the decision made on the 8th day of December, 2017 by Wicklow County Council to refuse permission to the said Andrew and Lisa Dunne.

PROPOSED DEVELOPMENT: Two-storey dwelling with a converted attic space (total area 93.4 square metres) to the side of the existing two-storey dwelling with an already converted attic space (total area 96.5 square metres), and all ancillary works, at 73 Wicklow Heights, Wicklow Town, 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

Having regard to the restricted nature of the site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development, by reason of its scale, form and design, would constitute overdevelopment of a limited site area. The proposed development would result in the provision of inadequate private open space to serve the existing and proposed dwellings and would be visually obtrusive in the streetscape and out of character with development in the vicinity. It is considered that the proposed development would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and 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.