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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 17/1037**

**APPEAL** by Trevor and Kirsten Bailey care of O'Neill Associates Architects of Domus, Kilpeddar, County Wicklow against the decision made on the 13<sup>th</sup> day of February, 2018 by Wicklow County Council to refuse permission.

**Proposed Development:** Ground floor over basement offices/medical surgery fronting Wyndham Park, including roof terrace, relocation of vehicular access off Wyndham Park and associated site works all at 1 Prince of Wales Terrace (a Protected Structure), Quinsborough Road/Wyndham Park, Bray, County Wicklow. Further public notices were received by the Planning Authority on the 4th day of January, 2018.

**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. It is considered that the car parking provision for the proposed development and, in particular, the lack of sufficient on-site car parking spaces is seriously deficient and inadequate to cater for the parking demand generated by the proposed development, and would, therefore, be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and which would tend to create serious traffic congestion. It is also considered that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the protected structure status of Number 1 Prince of Wales Terrace, it is considered that the proposed works would, by reason of their extent/nature/level of intervention, have a detrimental and irreversible impact on the essential qualities of the curtilage of this structure, thereby, materially affecting its character. The proposed development would also detract from the streetscape generally. The proposed development would materially and adversely affect the character of this Protected Structure, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the nature of the basement accommodation, the restricted character of the site and the limited scale of the voids designed to provide natural light to the accommodation, it is considered that the proposed development by reason of its design, would result in inadequate sunlight and daylight penetration to the proposed accommodation, would constitute a substandard commercial development, would result in a poor standard of amenity for future occupants of the development and would set an undesirable precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Eugene Nixon**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**