



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/5

APPEAL by P.E. and J. McEvoy care of Modelworks Limited of The Old Courtyard, Newtownpark Avenue, Blackrock, County Dublin against the decision made on the 5th day of April, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Construction of two number two-storey semi-detached dwellings, one number two bedroom and one number three bedroom, with off-street parking, together with off-street parking to existing dwelling and all associated site works and boundary treatments at 30 Wolfe Tone Square West, 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

Having regard to the established character and pattern of development in the area, it is considered that the proposed development, by reason of its design, bulk, scale and proximity to the site boundary, would be visually incongruous and would have an overbearing impact on adjoining properties and would, therefore, seriously injure the residential amenities of the adjoining properties. Furthermore, it is considered that the proposed development would have a negative impact on the character and setting of the existing dwelling at number 30 Wolf Tone Square West and detract from the residential and visual amenities of this property. The proposed development would, therefore, represent overdevelopment of this site and would seriously injure the residential amenities of adjoining property, and would be contrary to the proper planning and sustainable development of the area.

Philip Jones
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.