



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18323

APPEAL by Aubrey and Theresa Leggett of Kincumber Lodge, Killarney Road, Bray, County Wicklow against the decision made on the 11th day of July, 2018 by Wicklow County Council to refuse permission.

Proposed Development: A two-storey detached house with attic conversion, along with all associated site works at Kincumber Lodge, Killarney Road, Bray, County Wicklow. Construct a new entrance adjacent to entrance to Heatherton at Killarney 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

The proposed development, by reason of its design, scale and bulk would form a visually prominent and obtrusive feature, would have a dominating impact on the streetscape and would set a precedent for further inappropriate haphazard development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would fail to integrate in a satisfactory manner with the existing built development in the area and would form a discordant feature on the streetscape, and therefore, would not be in accordance with the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.