



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/140

APPEAL by Ryan Davis care of Ian Heffernan and Associates of Cnoc Dubh, Ballymanus Lower, Blackhill, Glenealy, County Wicklow against the decision made on the 27th day of July, 2018 by Wicklow County Council to refuse permission.

Proposed Development: A proposed new dwelling, upgrading of existing entrance, connection to all services, together with all ancillary site works at Newcourt Avenue, 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 is located on a constrained site, in close proximity to adjoining residential properties. It is considered that the proposed house, by reason of its scale, its height and its proximity to adjoining properties, would have an overbearing impact on these properties, would overlook the private open space of the adjoining properties and would, thereby, seriously injure the residential amenities of these adjoining properties. Furthermore, by reason of its scale, height and design, it is considered that the proposed development would be visually obtrusive in its surroundings, would be out of character with the established pattern of development in the vicinity, including breaching the established building lines of adjoining dwellings, and would represent overdevelopment of the site. The proposed development would, therefore, seriously injure the residential amenities of property in the vicinity, would be visually unacceptable 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.