



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/732

APPEAL by Daniel and Marie Murray care of Michael J. Murray of Ventnor House, Loreto Avenue, Sidmonton Road, Bray, County Wicklow against the decision made on the 16th day of August, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Subdivision of site, including new vehicular and pedestrian entrance and construction of dwelling to the side of existing dwelling at Emoclew, 3 Oldcourt Grove, 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

1. Having regard to the restricted nature of the site, it is considered that the proposed development, by reason of the inadequate provision of private open space, would result in a substandard form of development. The proposed development would, therefore, constitute over development of the site and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted size and configuration of the site, it is considered that the proposed development, by reason of its overall design and proximity to an existing dwelling house, would result in an unacceptable reduction in the established levels of residential amenity of the neighbouring property to the immediate south by reason of overshadowing and a loss of daylight/sunlight. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.