



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/1021

APPEAL by Bray Head Residents' Association care of Brock McClure, Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin and by Liz Ferris care of Brock McClure, Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 1st day of November, 2018 by Wicklow County Council to grant subject to conditions a permission to Patrick Cannon care of O'Keeffe Architects of Suite One, The Avenue, Beacon Court, Bracken Road, Sandyford, Dublin.

Proposed Development: Removal of the existing roof and attic bedroom and the construction of a new roof including a first floor, rear extension containing three bedrooms (one ensuite), one bathroom, associated internal remodelling and a new dormer window to the front (increase of 70 square metres) and the construction of a new rear single storey extension (nine square metres) at ground floor to form a new kitchen and family room. Other associated works include external insulation, widening of front driveway and gate, modification of the existing drainage and landscaping at Number 6 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

It is considered that the proposed two-storey extension and modifications to the roof profile by virtue of design, bulk and scale would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to Objective HD9 and Appendix 1 of the Wicklow County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.