



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/1079

APPEAL by Jack O'Neill of Rear Yarra Yarra, 1 Beach Road, Greystones, County Wicklow against the decision made on the 15th day of November, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Construction of a first floor addition to single storey dwelling with connection to all services and associated site works at Rear Yarra Yarra, 1 Beach Road, Greystones, 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 extension of the existing structure, located with three other similar structures to the rear of a dwellinghouse in a cramped, haphazard and unplanned arrangement, without an adequate minimum level of residential amenities in terms of private open space, or shared communal open space, or a reasonable level of privacy between structures, would constitute an unsustainable, substandard form of development that would adversely affect the amenities of property in the vicinity by way of loss of daylight and visual overbearing, and would set an undesirable precedent for similar such development. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area

Paul Hyde

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

Dated this day of 2019.