



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/1258

Appeal by David McWeeney care of O'Connor Whelan Planning Consultants of 222-224 Harold's Cross Road, Dublin against the decision made on the 2nd day of January, 2019 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Partial retention of a boundary fence between 1.85 metres and 2.00 metres high to the side of the dwelling and the retention of a new vehicular entrance and associated gate to the side of the dwelling including associated site works. The existing boundary fence to the side of the front garden will be removed, all at Deporres, 1 Meath Villas, Meath Road, Bray, County Wicklow.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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

Having regard to the existing character and the prevailing pattern of development in the vicinity, including nearby vehicular entrances, and having regard to the provisions of the Bray Municipal District Local Area Plan 2018-2024, it is considered that, subject to compliance with the condition set out below, the vehicular access elements of the development for which retention is sought and the alteration to the original boundary treatment of the property along Sidmonton Avenue would not seriously injure the visual amenities or the character of the area, would be acceptable in terms of pedestrian and traffic safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the alteration to the original boundary treatment of the property along Sidmonton Avenue which comprised a low boundary wall with high hedging, and their replacement with the subject boundary fence would not be inconsistent with the character of property in the vicinity and would not seriously detract from the visual amenities of this residential area.

Condition

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Paul Hyde

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

Dated this day of 2019.