



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/4

Appeal by Colin Acton and Charlotte Byrne of 15 Valley View, Delgany, County Wicklow against the decision made on the 21st day of February, 2019 by Wicklow County Council to grant subject to conditions a permission to Enver Kola care of Edmund Fitzgerald Selby, Architect of Nemetos Studio, Rockbrook, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for a 'Granny Flat'. The proposed works include: (a) construction of a new dormer structure in the rear (south-east) slope of the roof of the existing house, (b) conversion of the existing attic space into a new bedroom and bathroom, (c) raising the height of the roof ridge by circa 650 millimetres, (d) conversion of part of the existing lower floor level of the existing house into a kitchen and a bathroom at 14 Valley View, Delgany, 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 conditions 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 in an area zoned Existing Residential in the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 to protect and/or improve residential amenity. It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the area or of property in the vicinity and would be in accordance with the Local Area Plan, the Wicklow County Development Plan 2016-2022 and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The rear attic elevation shall have two windows only; one each for the bedroom and bathroom element. These shall be fitted with obscure glass and reflect the design of the remaining windows on the rear elevation. Details showing compliance with this condition shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The proposed granny flat extension shall be used solely for that purpose and shall revert to use as part of the main dwelling on the cessation of such use.

Reason: To protect the amenities of property in the vicinity and to comply with the objectives of the current development plan for the area.

Paul Hyde

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

Dated this day of 2019.