



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 19/494**

**APPEAL** by Gemma Hodge and Alan Doherty care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 21<sup>st</sup> day of June, 2019 by Wicklow County Council to refuse permission to the said Gemma Hodge and Alan Doherty.

**Proposed Development** Renovate home including raising existing roof to provide additional accommodation, provision of dormer window to front and rear elevation, connect to existing services and all associated site works, all at 4 Meath Place, 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**

The proposed development, by reason of its excessive height and bulk and its pitched roof profile, would constitute an incongruous and visually obtrusive form of development on a site of limited depth from front to rear.

Notwithstanding the modifications to the design submitted as part of the appeal, it is considered that the proposed development would have an overbearing impact seriously injuring existing residential amenity and would also give rise to overshadowing. The proposed development would, therefore, seriously injure the visual amenity of the established residential development in the vicinity and particularly that of the adjacent properties to the north. The proposed development would, therefore, 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.**