



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/1059

Appeal by Ray and Noelle Hester and others care of “Wilsden”, Sidmonton Road, Bray, County Wicklow against the decision made on the 14th day of November, 2019 by Wicklow County Council in relation to the application by Claudio Grandi care of Michael Carroll of Glenherbert, Dargle Road, Bray, County Wicklow for permission for development comprising dormer extension to rear and three number rooflights to front together with connection to all services and associated site works at Light Cottage, Westfield Park, Bray, County Wicklow in accordance with the plans and particulars lodged with the said Wicklow County Council (which decision was to grant subject to conditions a permission for three number rooflights to front and to refuse permission for dormer extension to rear together with connection to all services and associated site works).

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

Having regard to the provisions of the Bray Town Development Plan, 2018 - 2024 and its zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of residential amenity. The proposed development would, therefore, be in accordance 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. (a) With the exception of the bathroom, the first-floor area shall be used solely for storage purposes associated with the ground floor residential accommodation.
- (b) The new side elevation window facing the internal courtyard in the rear dormer shall be obscure glazing. Details in this regard shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: in the interests of the residential and visual amenities of the adjoining properties and of clarity.

Paul Hyde

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

Dated this day of 2020.