



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/1156

APPEAL by Stewart Murphy care of Plan8 Architects of Church Road, Delgany, County Wicklow against the decision made on the 3rd day of April, 2020 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: 1. Demolition of existing dwelling comprising 67.5 square metres. 2. Set back existing roadside boundary by three metres to provide a new one metre wide grass verge and two metres wide footpath along the R761 public road. 3. Provision of new 4 bedroom dwelling comprising 202 square metres. 4. Connection to all public services. 5. All necessary site works and ancillary works to facilitate the development, all at Crowe Abbey, 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

Having regard to the location of the proposed development on elevated ground above the neighbouring dwelling to the east and to the two-storey nature and design of the proposed development including two number balconies at first floor and the proximity of the development to the eastern site boundary, it is considered that the proposed development would seriously injure the residential amenity of the area by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.