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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 20/380**

**APPEAL** by Alan and Pauline Smith care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 7<sup>th</sup> day of July, 2020 by Wicklow County Council to refuse permission.

**Proposed Development:** Development will consist of (1) proposed additional storey comprising of six number additional bedrooms, circulation areas, stairway, lift and ancillary works over already approved two-storey extension (planning register reference number 16/691) currently under the course of construction to the rear (west) of existing four-storey Nursing Home together with (2) minor changes to development approved under planning register reference number 16/691 including revised lift location for fire safety reasons and the subsequent relocation of three number existing windows in north elevation of existing building. The additional storey will be in lieu of previously approved circulation space and roof terrace at same level, all at Shannagh Bay Nursing Home, 2 – 3 Fitzwilliam Terrace, Strand Road, 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**

1. Having regard to the design and layout of the proposal and to the pattern of development in the area, it is considered that the proposed development, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties through visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design, height, scale and massing of the extension, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the nursing home and result in overdevelopment of the site. The proposed development would give rise to an inadequate provision of good quality open space, resulting in an unsatisfactory standard of amenity space for residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2021**