



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/553

Appeal by Sinead Gorman care of Carew Kelly Architects of 21-22 Grafton Street, Dublin against the decision made on the 6th day of August, 2020 by Wicklow County Council in relation to the application by Sinead Gorman for permission for development comprising the general refurbishment and updating of the existing fabric, the forming of a new opening to the side wall of the rear return/removal of internal kitchen wall at ground floor to form new kitchen, new internal WC at ground floor, the removal of existing shed to form new garden area and the construction of a proposed lean-to extension to the rear of property/side of the return to form new dining area, at first floor level (return) works include the removal of internal wall between bedroom and kitchen to form new bedroom with ensuite bathroom, works will include landscaping and the installation of a new retaining wall to the rear of the property in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the general refurbishment and updating of the existing fabric, new internal WC at ground floor, the removal of existing shed to form new garden area, and at first floor level (return) works include the removal of internal wall between bedroom and kitchen to form new bedroom with ensuite bathroom, works will include landscaping and the installation of a new retaining wall to the rear of the property and to refuse permission for the forming of a new opening to the

side wall of the rear return/removal of internal kitchen wall at ground floor to form new kitchen, the construction of a proposed lean-to extension to the rear of property/side of the return to form new dining area (including the removal of the window to ground floor Living Room 2)).

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 Wicklow County Development Plan 2016 - 2022, the Bray Municipal District Local Area Plan 2018 - 2024, the Architectural Heritage Protection - Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011, the zoning for Bray 'Seafront', the location of the site in an established urban area, and the nature, form, scale and design of the proposed development, it is 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 not negatively impact on 3 Fontenoy Terrace which is listed on the Record of Protected Structures. 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, as amended by the further plans and particulars received by An Bord Pleanála on the 2nd day of September, 2020, 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. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: In order to protect the character of the protected structure.

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. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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

Dated this day of 2021