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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 20/424**

**Appeal** by John and Margaret McKenna of 166 Ardmore Park, Bray, County Wicklow and by John and Teresa Ivory of 168 Ardmore Park, Bray, County Wicklow against the decision made on the 21<sup>st</sup> day of September, 2020 by Wicklow County Council to grant subject to conditions a permission to Michael McGrath care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** First floor extension and front porch to front of dwelling, two side windows, and associated works at 167 Ardmore Park, Bray, County Wicklow.

**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**

The proposed extension to an established residential use is located in an area zoned for residential development in the Bray Municipal Local Area Plan 2018. It is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the residential amenity, would not depreciate the value of adjoining property through overshadowing or otherwise detract from the residential or visual amenity of the area and would be in accordance with the provisions set out in the Local Area Plan. 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 submitted on the 26<sup>th</sup> day of August, 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. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. 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.

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**Paul Hyde**

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

**Dated this            day of            2021**