



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/484

APPEAL by Linda and Ben Dutton care of Ashford Property Services, Planning, Architectural, Property and Valuation Consultants of The Square, Ashford, County Wicklow against the decision made on the 22nd day of September, 2020 by Wicklow County Council to refuse permission.

Proposed Development: (1) First floor bedroom / bathroom / ensuite extension, (2) two number Velux windows, (3) connection to all existing services at Number 3 Kilmantain Park, 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

The proposed development extension would not comply with the provisions of Appendix 1 of the Wicklow County Development Plan 2016-2022 which requires that extensions should be sensitive to the existing dwelling and should not overshadow adjacent dwellings. Furthermore, it is considered that the overhanging element of the first floor extension would detract from the private open space of the existing dwelling and would provide for a poor quality of amenity for the existing occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021