



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/889

APPEAL by Noeleen Fletcher care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 30th day of October, 2020 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Retention of a 12 square metre structure in rear garden for use as a sewing room at number 6 Saint Patrick's Square, 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 retention of the existing structure in the garden constitutes a seriously substandard form of residential development by reason of site coverage and lack of adequate private open space serving the extended dwelling house on the site. Furthermore, it is considered that the retention of the existing structure would be visually obtrusive and overbearing as viewed from surrounding dwellings. The proposed retention of the structure would, therefore, seriously injure the residential amenity of the area, would be contrary to the Wicklow County Development Plan 2016-2022 objective Zone RE – which is ‘to protect, provide and improve residential amenities of existing residential areas’ and would 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.