

An
Bord
Pleanála

Board Order
ABP-310292-21

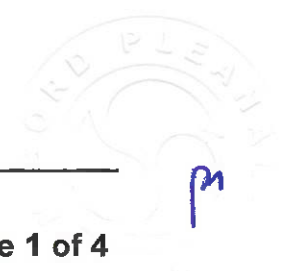
Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/298

Appeal by John Turpin of Mount Pleasant House, Church Road, Greystones, County Wicklow and by Tom and Caroline O'Byrne and others of 5 La Touche Close, Greystones, County Wicklow against the decision made on the 4th day of May, 2021 by Wicklow County Council to grant subject to conditions a permission to Margaret Smith care of BBA Architecture of Suite 3, The Eden Gate Centre, Delgany, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed extensions/alterations to existing (115 square metres) single storey bungalow including raising of ridge height to accommodate two number habitable bedrooms at first floor with rooflights and dormer windows front and rear. Proposed 31 square metres single storey extension to rear together with some internal alterations and all associated site works necessary to complete the development at Saint Benedict's, 4 La Touche Close, Rathdown Lower, Greystones, County Wicklow.



Decision

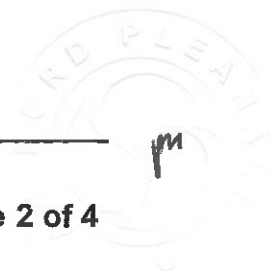
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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 development comprises a modest domestic extension to an existing residential use in an area zoned for residential development. Having regard to the scale and design of the extension and subject to compliance with the conditions set out below, it is considered that the proposed development would not be out of character with the pattern of residential development in the area, would not seriously injure the residential amenity of adjoining property by way of overlooking or overshadowing and would be in accordance with the provisions of the Wicklow County Development Plan 2016-2022. 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, 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. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

3. 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.

4. Site development and building works shall be carried only out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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.

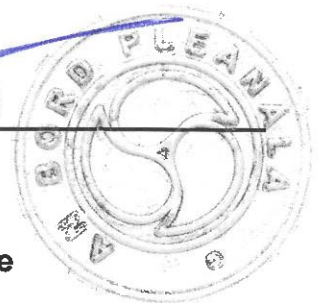
5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Paul Hyde

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



Dated this *26th* day of *OCTOBER* 2021.