

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/293

APPEAL by Ian and Jean McGreevy care of KOTA of 7-9 Clarence Street, Dún Laoghaire, County Dublin against the decision made on the 5th day of May, 2021 by Wicklow County Council to refuse permission.

Proposed Development: Construction of a new detached two bed, two-storey flat roof mews house with photovoltaic panels on the roof including the removal and relocation of the pedestrian gate within the rear boundary wall fronting Old Connaught Avenue, redefined garden boundaries with fence and wall to the front and rear of number 43 for the provision of a new vehicle entrance off Saint Peter's Road and driveway to the side of number 43 serving the new development, removal and relocation of part of the existing shared side boundary wall with numbers 3-4 Dublin Road, and all removal and ancillary site works to the side and rear of number 43 Saint Peters Road, Little Bray, Bray, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

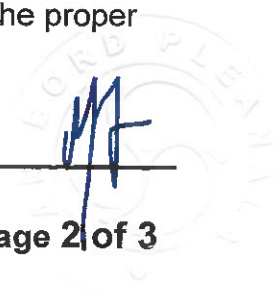
Matters Considered

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.

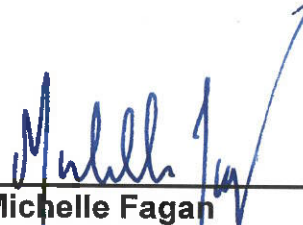
Reasons and Considerations

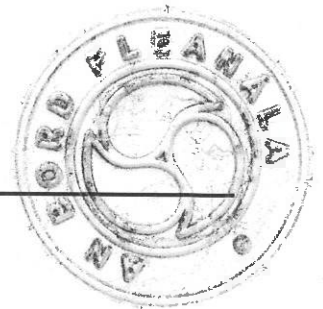
1. It is considered that the proposed development would be contrary to the zoning objective, "To protect, provide and improve residential amenities of existing residential areas" as provided for in the Bray Municipal District Local Area Plan, 2018-2024 because it would constitute a substandard and piecemeal form of backland development which would seriously injure the residential amenities and privacy of the existing development and those of the future occupants of the proposed dwelling by reason of
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 - the restricted site layouts resulting from the proposed site subdivision in which there is predominance of hard surface space relative to landscaped private open space,
 - dependence on provision for vehicular access via the side of the existing dwelling, and
 - dependence on poor outlook to the north over a small terrace from the interior of the upper floor main living accommodation.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The Board is not satisfied, based on the information available in connection with the application and the appeal, that adequate sightlines to the east can be provided for the proposed entrance and that the proposed development would not give rise to endangerment of public safety by reason of traffic hazard. 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 6th day of December 2021.