

An  
Bord  
Pleanála

Board Order  
ABP-310454-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 20/1024**

**Appeal** by Richard and Mary Gill care of Patrick O'Toole, Solicitors of 5 Church Street, Wicklow Town, County Wicklow against the decision made on the 21<sup>st</sup> day of May, 2021 by Wicklow County Council to grant subject to conditions a permission to Deaghan O' Meachair 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:** Retention of two revised velux windows to rear of dwelling and associated works at Gairdin An Duchas, Rocky Road, Wicklow, 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**

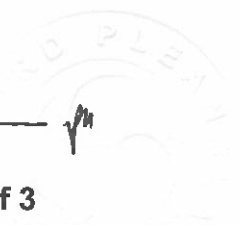
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the location of the proposed development in a suburban area and the limited standing/sitting out area proposed in this application and subject to compliance with the conditions set out below it is considered that, the proposed development would not seriously injure the amenity of adjoining property by reason of overlooking and would, therefore, be in accordance with the provisions of the Wicklow County Development Plan 2016-2022 and 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 30<sup>th</sup> day of April, 2021 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 applicant shall submit to and agree in writing with the planning authority details of the flexible screens to be fixed to the sides of the rooflights. The screens shall be installed within six months of the date of this Order.

**Reason:** To limit overlooking of adjoining property in the interest of residential amenity.



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Paul Hyde

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

Dated this 2<sup>nd</sup> day of March 2022