

An
Bord
Pleanála

Board Order
ABP-310513-21

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/967

APPEAL by Jean and Jim Valentine care of ÓBroin Architects of 'The Studio', Kilcullen, Kinlen Road, Greystones, County Wicklow against the decision made on the 18th day of May, 2021 by Wicklow County Council to refuse permission.

Proposed Development: Construction of a two-storey dwelling, along with associated site works including new access, to the side of 134 Redford Park, Greystones, 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

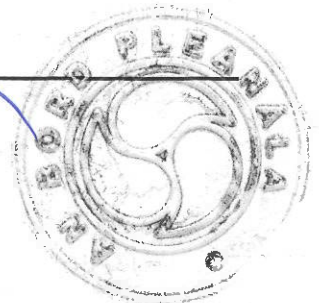
Having regard to the limited size of the site and the configuration of the site, the nature of the proposed access arrangements, including the location of the entrance and access driveway to serve the proposed dwelling directly to the front of the existing dwelling Number 134 and the failure of the applicant to submit adequate proposals for the provision of vehicular access and onsite parking to the front of both the existing and the proposed dwellings and with a reliance on works outside of the application site to facilitate a new entrance and parking facilities to serve the existing dwelling Number 134, it is considered that the proposed development would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 6th day of December 2021