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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

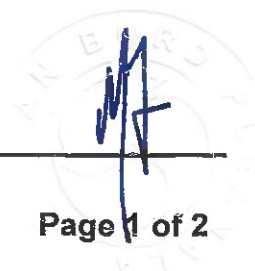
**Planning Register Reference Number: 21/811**

**APPEAL** by Sheena Gogarty of The Gate Lodge Struan Hill, Priory Road, Delgany, County Wicklow against the decision made on the 30<sup>th</sup> day of August, 2021 by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** The conversion of an existing two storey domestic garage to a one bedroom two storey house consisting of the demolition of existing roof to construction of new higher roof with rooflight, new doors and windows at The Gate Lodge, Struan Hill, Priory Road, Delgany, 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.

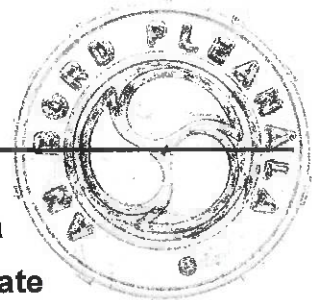
## Reasons and Considerations

Having regard the absence of proposals to provide a defined area of independent private open space to serve the proposed dwelling, it is considered that the proposed development would not have a satisfactory standard of residential amenity for the occupants and would be contrary to the established pattern and character of development of the area. It is considered that the proposed development would be contrary to Objectives HD2 and HD9 of the Development Plan and 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 4<sup>th</sup> day of January 2022.