

An  
Bord  
Pleanála

Board Order  
ABP-311577-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 21/633**

**Appeal** by Peter Fee of 3 Grattan Park Upper, Greystones, County Wicklow against the decision made on the 10<sup>th</sup> day of September, 2021 by Wicklow County Council to grant subject to conditions a permission to Lorcan Kavanagh and Katie Doyle care of ARC Design of Blacklion, Greystones, County Wicklow in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** (a) Removal of existing side and rear extensions, (b) construction of proposed front extensions (19 square metres), side extension (12 square metres) and rear flat roof extension (72 square metres) to the existing single storey house, (c) elevational and floor plan layouts changes to the dwelling which will convert the house from existing 3-bedroom to 4-bedroom dwelling, (d) all associated site development and drainage works to facilitate the development; ancillary works for foul water to public drainage system and surface water disposal system into soakaway at 2 Upper Grattan Park, 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.**

## **Reasons and Considerations**

The proposed development comprises a modest extension to an existing residential use in an area zoned to protect and/or improve residential amenity the Greystones - Delgany and Kilcoole Local Plan Area 2013-2019. Having regard to the variety of extensions and amendments to the existing houses in the area, to the modest scale of the proposed development and its orientation relative to adjoining property, it is considered that the proposed development would not overshadow adjoining property in a manner that would seriously injure the residential of that property, would be in accordance with the provisions of the Local Area Plan and Wicklow County Development Plan 2016 -2022 and 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, as amended by the further plans and particulars submitted on the 18<sup>th</sup> day of August, 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. Surface water drainage arrangements shall comply with the planning authority's requirements for such services and works.

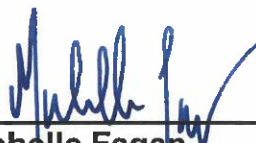
**Reason:** In the interest of visual amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. 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 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.

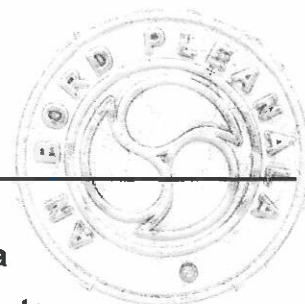
**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 29<sup>th</sup> day of April 2022