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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 21/988**

**APPEAL** by Maria Gallen and Others care of Historic Building Consultants of Old Bawn, Old Connaught, Bray, County Wicklow against the decision made on the 22<sup>nd</sup> day of September, 2021 by Wicklow County Council to grant subject to conditions a permission to Grainne Birdthistle and David O'Brien care of HousX Limited (trading as Shomera), Unit 10 Dunshaughlin Business Park, Dunshaughlin, County Meath.

**Proposed Development:** Construction of a 69 square metres extension to the north-eastern end of a protected structure (RPS reference number B25 (Kilbride) Violet Hill) consisting of a single story pitched roof element off-set from the existing building and a single story flat roof link. The proposed extension will provide three additional bedrooms along with a bathroom, ensuite and linking corridor. Works to existing building include removal of existing double door on north-east elevation, connection of new glazed link, removal of paint on selected areas of brick and granite on external walls to restore to original condition and all associated site works at Amber, Violet Hill, Herbert Road, 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. Having regard to the paucity of information on the file in relation to the layout, extent and disposition of existing residential units within Violet Hill House (Protected Structure) and its adjoining outbuildings (originally used as stables and a coach house) including information pertaining to their respective accesses and private amenity areas, the Board could not be satisfied that the proposed development would not seriously injure the visual and/or residential amenities of the adjoining dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

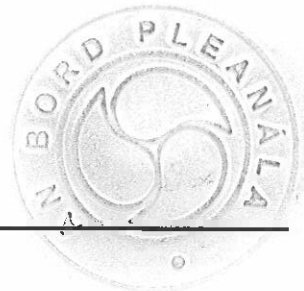
2. It is considered that, by reason of the form, choice of materials and design of the proposed extension, in particular the solid to void ratio and proportions of the fenestration, the proposed development would have a detrimental impact on the architectural character and setting of the Protected Structure (RPS reference number B25) and would, therefore, be contrary to architectural heritage objective AH1 of the Bray Municipal District Local Area Plan 2018 and objective BH10 of the Wicklow County Development Plan 2016-2022 by reason of its unsuitable design and materials. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design of the proposed development particularly the solid to void ratio of the fenestration would be odds with the essential qualities and character of the Protected Structure. Furthermore, the Board was not satisfied that there was adequate information on the file in relation to the nature and extent of existing residential uses within the Protected Structure and within the overall site to determine the impact of the proposed extension on existing visual and residential amenities in the area.



**Michelle Fagan**

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



Dated this 28<sup>th</sup> day of February 2022.