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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 21/980**

**APPEAL** by Caitriona and Seán Fitzpatrick care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 28<sup>th</sup> day of September, 2021 by Wicklow County Council to refuse a permission.

**Proposed Development:** (i) Construction of a two-storey, four-bedroom detached dwelling (House B) with hipped roof, chimney and private amenity spaces to include first floor level external terraces (north-facing and south-facing) and garden at ground level; (ii) provision of two number on-curtilage vehicular parking spaces and internal driveway accessible via new vehicular entrance gate off permitted access road from Farm Lane approved under Register Reference 19/1239; (iii) provision of new vehicular and pedestrian entrance gates to serve replacement dwelling (House A) approved under Register Reference 19/1239; and (iv) all ancillary works necessary to facilitate this development including SuDS drainage, landscaping and boundary treatments at Meadow Garden, Farm Lane, Greystones, County Wicklow.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, the policy of the Wicklow County Development Plan, 2016-2022 and the location of the site in the Burnaby Architectural Conservation Area; a historic residential suburb developed at the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries, which is considered to be of national interest, and, the planning history of the site, it is considered that the proposed development, by way of the repeat house design approach adopted, undermines the character and adversely affects the setting of the Burnaby Architectural Conservation Area, which it is planning policy to preserve. The proposed development would, therefore, be contrary to the proper planning and development of the area.

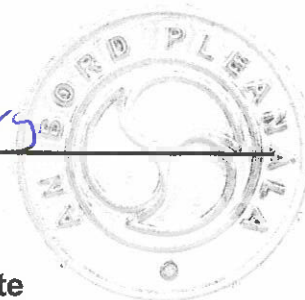
*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this *19<sup>th</sup>* day of *July* 2022