

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1037

APPEAL by Elaine Nolan care of BPS Planning and Development Consultants of Ballinatone, Grennan, County Wicklow against the decision made on the 7th day of October, 2021 by Wicklow County Council to refuse permission.

Proposed Development: Retention of an existing family flat measuring 73.57 square metres with main service connections to side of 31A Old Court Park, and permission for the separation of the family flat and construction of an extension measuring 37.27 square metres onto the rear of the flat to form a separate dwellinghouse measuring 110.84 square metres with off-street parking, landscaping, erection of new site boundaries and ancillary works, at 31A Old Court Park, Bray, County Wicklow.

Decision

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

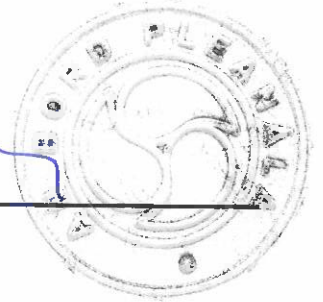
Reasons and Considerations

Having regard to –

- (a) the size and irregular shape of the site, the existing dwelling, the family flat on site which does not have the benefit of planning permission, and the adjoining existing dwellings to the west and south,
- (b) the overall scale, design, layout and form of the proposed development and development proposed for retention,
- (c) the haphazard layout and substandard circulation areas,
- (d) the visibility of the development from neighbouring dwellings, and
- (e) the inadequate sightlines at the existing entrance,

it is considered that the proposed development would be out of character with the existing residential area, would seriously injure the visual amenities of the area, would have a significant overbearing impact when viewed from neighbouring properties, would constitute an unacceptable haphazard and substandard development of the site, and would result in a serious pedestrian and traffic hazard. The retention of the development would, therefore, be contrary to the guidelines and objectives of the Wicklow County Development Plan 2016-2022, in particular Objectives HD2, HD9 and HD10 in relation to housing, and would 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 did not accept that the proposed development would not unduly injure the residential amenities of property in the vicinity or that it would be acceptable in terms of traffic safety.



John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 9th day of JUNE 2022.