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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 21/902**

**Appeal** by Sinéad O'Toole of 3 Boghall Cottages, Bray, County Wicklow against the decision made on the 22<sup>nd</sup> day of October, 2021 by Wicklow County Council to grant subject to conditions a permission to Benduff Ireland Limited care of AKM Design of Unit 6, 4075 Kingswood Road, Citywest Business Campus, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention planning and planning permission at site to rear of 2 and 3 Boghall Cottages, Bray, Wicklow. This permission relates to house number 3. Development consists of minor deviations to two-storey two bed terraced dwelling and associated works built under planning permission register reference number 18/1296 at site to rear of 2 and 3 Boghall Cottages, Bray, Wicklow. This permission seeks retention permission for minor differences between the overall length and width of the permitted dwelling and the consequent changes to the site layout. Windows to all bedrooms were enlarged to meet building regulations. Planning permission sought to install partial opaque glazing to the rear bedroom of house number 3 at first floor level to increase privacy.

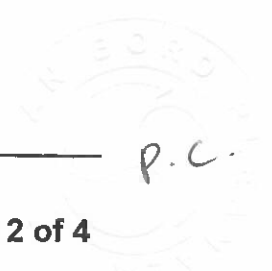
P.C.

## **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**

Having regard to provisions of the Bray Municipal Local Area Plan 2018-2024 including the RE (existing residential) zoning of the site, to the nature, scale, location and orientation and separation distances between the development proposed to be retained and the adjoining existing residential properties, and to the planning history and the submissions made in connection with the application and the appeal, it is considered that the development proposed to be retained and the proposed development would be acceptable in terms of its impacts on adjoining residential amenity, would not endanger public safety by reason of traffic hazard and would, therefore, be in accordance with the proper planning and sustainable development of the area.



## Conditions

1. The development shall be retained, 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 15<sup>th</sup> day of January, 2021, except as may otherwise be required in order to comply with the following conditions.

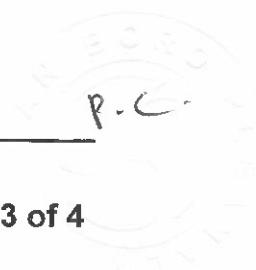
**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out, retained and completed in accordance with the conditions of the permission granted under planning register reference number 18/1296.

**Reason:** In the interest of clarity.

3. The alterations to the rear first floor window and the addition of a privacy screen as shown on the drawings and details received by the planning authority on 15<sup>th</sup> day of October, 2021 as part of further information shall be carried out within 3 months from the date of this Order.

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



4. Any external lighting of the development proposed to be retained shall be restricted to ground floor level, shall be cowled and directed away from the public road and adjacent residential properties.

**Reason:** In the interests of traffic safety and residential amenities.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *20<sup>th</sup>* day of *June* 2022