



An
Bord
Pleanála

Board Order
ABP-312368-22

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1260

Appeal by Michael Farrell care of Derek Kilfeather of The Glebe, Wicklow, County Wicklow against the decision made on the 10th day of December, 2021 by Wicklow County Council to refuse permission to Michael Farrell.

Proposed Development A small two-storey house of 50 square metres in the grounds of Number 2, Ballywaltrim Cottages, 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 the limited size of the development proposed to be retained, it is considered that the development, as currently configured, would be substandard in terms of residential amenity for future occupants, particularly in regard to the first-floor area which is lacking in natural light. Furthermore, the Board is not satisfied that the development proposed to be retained, would not be prejudicial to public health as insufficient details have been submitted in relation to water supply, drainage and surface water. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 12th day of June 2023