

An  
Bord  
Pleanála

Board Order  
ABP-312633-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

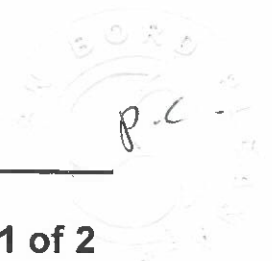
**Planning Register Reference Number: 21/1324**

**APPEAL** by Pauline Cooling of 'Lavally', Knocknagow Lane, Oldcourt Road, Bray, County Wicklow against the decision made on the 5<sup>th</sup> day of January, 2022 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention for an existing one storey domestic two bedroom prefabricated house, at 'Lavally', Knocknagow Lane, Oldcourt Road, Bray, County Wicklow.

## **Decision**

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



## Reasons and Considerations

It is considered that the proposed development for which retention permission is sought, by reason of the internal floor area and the availability of private open space, would constitute a substandard and piecemeal form of development. The proposed development would not meet the standards of national guidance under Quality Housing for Sustainable Communities, Best Practice Guidelines issued by the Department of Environment, Heritage and Local Government in 2007, would constitute overdevelopment of the site, would result in a pedestrian and traffic hazard, and would not therefore be in accordance with the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

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



Dated this 25<sup>th</sup> day of May 2022.

*P.C*