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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 21/1442**

**Appeal** by Benduff Ireland Limited care of MPBA Architects of 5 Stable Lane, Bray, County Wicklow against the decision made on the 1<sup>st</sup> day of February, 2022 by Wicklow County Council to refuse permission.

**Proposed Development:** Deviations to two-storey, two-bed terraced dwelling (Unit 4) and associated works built under planning register reference number 18/1296 at rear of site. This permission seeks retention permission in the overall length and width of the permitted dwelling and the consequent changes to the site layout; enlargement to windows to all bedrooms; changes to windows and associated elevational changes to the north-east elevation. Planning permission is sought to partially demolish the first floor rear and side wall and reconstruct walls set-back; reduce the rear bedroom window opening and provide privacy screen; provide a pitched roof to ground floor kitchen dining room; incorporation of side garden into private open space; side garden fence to 1.8 metres height; associated alterations to site layout and elevations, all at rear of 2 and 3 Boghall Cottages, Bray, County Wicklow.

## Decision

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the provisions of the Bray Municipal District Local Area Plan 2018-2024, the zoning and the planning history of the site, the nature of the permitted development, and the proposed modifications, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be acceptable in terms of impacts on residential amenity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development and the development proposed to be retained shall comply with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out, retained and completed in accordance with the agreed particulars.

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



2. The proposed works shall be completed within one year of the final grant of permission, unless otherwise agreed with the planning authority.

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

3. The glazing within the first-floor level window on the north-eastern elevation shall be manufactured opaque and permanently maintained. Details of the proposed screen (materials and finishes) serving the first-floor level bedroom shall be submitted for the written agreement of the planning authority.

**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 interest of traffic safety and residential amenities.



**Martina Hennessy**

**Member of An Bord Pleanála**

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

Dated this 27<sup>th</sup> day of May 2023.