

An  
Bord  
Pleanála

**Board Order  
ABP-313009-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 21/1539**

**Appeal** by Julian Karra care of John Murphy of Ballyteige, Rathdrum, County Wicklow against the decision made on the 18<sup>th</sup> day of February, 2022 by Wicklow County Council to refuse permission.


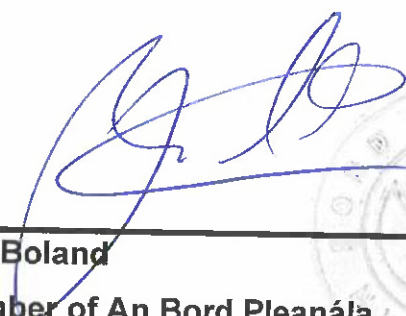
**Proposed Development:** Extension to dwelling at Ballinvally Lower, Arklow, County Wicklow.

### **Decision**

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

## Reasons and Considerations

Having regard to the topography of the site and its exposure to the public road, the linear form of the proposed extension and its elevated position relative to the dwelling, together with the existing outbuilding on site, it is considered that the proposed development would be incongruous at this location and would not be visually subservient to the existing dwelling. The proposed development would fail to accord with the policy provisions for the design of extensions, as set out in the Single Rural Houses Design Guidelines (Appendix 2) of the Wicklow County Development Plan 2022-2028, would set an undesirable precedent for similar haphazard development in the surrounding area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Joe Boland**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 30<sup>TH</sup> day of May 2023.