

An
Bord
Pleanála

Board Order
ABP-314152-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/507

Appeal by Tom Curtis and Fergal Flanagan of 17 Davitt Road, Bray, County Wicklow against the decision made on the 1st day of July, 2022 by Wicklow County Council to grant subject to conditions a permission to Roisin and Chris McCabe care of Buckley Partnership Architects of 5a Quinsborough Road, Bray, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development:(1) The provision of a part single storey, part two-storey extension to the rear and the side of the existing house with associated alterations and (2) provision of a new roof flight to the south-facing slope of the existing roof, all at 3 Davitt Road, Bray, County Wicklow.

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 the nature and scale of the proposed development for a domestic extension on a site which is zoned 'RE – Existing Residential', it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the Wicklow County Development Plan 2022-2028, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The site development and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and cleaning works shall be carried out on the adjoining public roads by the developer and at the developer's expense on a daily basis.

Reason: To protect the residential amenities of property in the vicinity.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.


Reason: In the interest of orderly development.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.



Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 15th day of October 2023.