

An  
Bord  
Pleanála

## Board Order ABP-314325-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/560**

**Appeal** by Derek Byrne of Ballyrogan Lower, Arklow, County Wicklow against the decision made on the 15<sup>th</sup> day of July, 2022 by Wicklow County Council to refuse permission for the proposed development.


**Proposed Development:** A two bedroom duplex apartment including first floor extension and conversion of ground floor of existing storage shed, connection to all services, together with all ancillary site works at rear of number 21 Wexford Road, Arklow, 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, by reason of its height and scale, would be an inappropriate form of development at this location and would represent significant overdevelopment of this constrained site. The proposed development would have an overbearing impact on the private amenity space for adjoining properties and would result in a significant negative impact on existing residential amenity. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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



Dated this *24* day of *October* 2023.