



Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/817

APPEAL by Philip and Caroline Rice of Robin's Rest, Ballygahan, Avoca, County Wicklow against the decision made on the 15th day of September, 2022 by Wicklow County Council to refuse a permission.

Proposed Development: Erection of a shed type structure for use as a personal gym at Robin's Rest, The Red Road, Ballygahan Lower, Avoca, County Wicklow.

Decision

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

Reasons and Considerations

1. The excessive size and scale of the proposed shed structure, to provide a home gym, would not be ancillary to the existing dwellinghouse, nor has sufficient justification been provided that would override the Wicklow County Council Development Plan 2022-2028, policies, and material considerations to permit a development of this scale at this location. The proposed development would not, therefore, be in accordance with proper planning and sustainable development of the area.
2. The proposal is out of keeping with the pattern of development in the area and if permitted would result in the setting of an undesirable precedent for similar scale developments without the demonstration of genuine need. The proposed development would not, therefore, be in accordance with proper planning and sustainable development of the area.



Liam Bergin

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

Dated this 29th day of November 2023.