

An
Bord
Pleanála

Board Order

ABP-315516-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/1163

Appeal by Emma and Nicholas Farandos care of Armstrong Planning Limited of 12 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 19th day of December, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Three number Velux Cabrio Balcony rooflights to rear of existing house and all above with associated site works at Pine Lodge, Monteray Road, Greystones, County Wicklow (a protected structure located northeast of the development site).

Decision


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

Reasons and Considerations

The three 'Velux Cabrio Balcony' rooflights would have an adverse impact on the residential amenity of neighbouring properties by way of unacceptable overlooking to the neighbouring properties Mancos and Sentosa and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board did not consider that visual clutter or precedent were reasons for refusal as the Board considered the issue is overlooking due to the specific design of the window, and that the overlooking issue was specific to this property due to its position relative to adjoining properties.




Mary Henchy

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

Dated this *14th* day of *February* 2024.