

An
Bord
Pleanála

Board Order
ABP-315813-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/1267

APPEAL by Georgina and Patrick Black care of Martin Cleary Architectural Design of Ardkeen Putland Road, Bray, County Wicklow against the decision made on the 31st day of January, 2023 by Wicklow County Council to refuse permission for the proposed development.

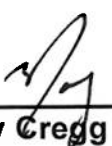
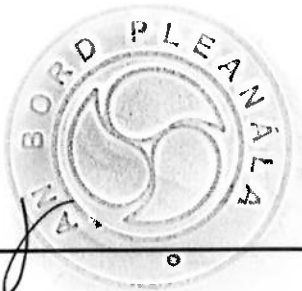
Proposed Development: (1) Demolition of existing garage to rear of house, (2) subdivision of site boundaries to existing house to provide new dormer bungalow, together with 'Sedum' grass flat roof, PV Solar Panels, and rainwater harvesting unit, (3) new pedestrian access and gate to west elevation and (4) all above with associated siteworks at 48 Sugarloaf Crescent, Bray, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to Policy objective CPO 6.21 of the Wicklow County Development Plan 2022-2028 which states that appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted (other than on lands permitted or designated as open space), and CPO 6.25 which seeks to ensure that areas of open space will be retained for the use of residents and new housing and other non-community related uses will not normally be permitted, it is considered that the proposal for an infill house on a constrained backland site, including the use of the public amenity open space as an access, would distract from the layout, character and function of the open space and would result in haphazard substandard development that is out of character with the pattern of development in the area. The proposed development would set a precedent for similar unacceptable development and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Cregg

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 27th day of February 2024.