

An  
Bord  
Pleanála

**Board Order**  
**ABP-316994-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/543**

**APPEAL** by Rachel Carthy care of BBA Architecture of Suite 3, The Eden Gate Centre, Delgany, County Wicklow against the decision made on the 3<sup>rd</sup> day of April, 2023 by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** The change of use of existing two-storey semi detached dwellinghouse to five number apartments. The development will include: demolition of two sheds, one of four square metres and another of 23 square metres, a 21 square metres log cabin, a 108 square metres rear two-storey element and a seven square metres front conservatory/porch. The relocation and widening of existing vehicular entrance. Three-storey extension to the rear of existing building, with balconies to the rear/west elevation, including the removal of part of the existing dwelling roof and the provision of a section of the proposed third floor level in its place, set back from the front elevation, with balconies to the front/east, all totalling 556 square metres. Renovation of the existing property to include elevational changes to the east, west and north elevations. Changes to include additional windows to north, the widening of existing openings to provide doors to front/east, the provision of two number terraces at ground floor and provision

of two number balconies at first floor to the front/east elevation. The removal of quoins and chimneys breasts. All works including ancillary site works; all at "Montebello", Strand Road, Bray, County Wicklow.

## **Decision**

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

## **Reasons and Considerations**

1. It is considered that the proposed development would result in an incongruous structure in terms of design, including in particular at second floor level by reason of the significant intervention to the roof element with a resultant projecting square roof design into an existing Victorian style dwelling, which would be out of character with the streetscape and surrounding area and would intrude on views of the protected structures in the vicinity of the site. The proposed projecting structure element would seriously injure the amenities of the area, would adversely affect the architectural character of the seafront area, and would contravene the objectives set out in the current Bray Municipal District Local Area Plan which seeks to avoid negative impacts on the amenity and character of the area, its natural and built heritage, the protected views and prospects and the protected structures in the sea front. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design, scale and bulk and to the relationship of the proposed development to the open space serving the adjoining apartments to the south, it is considered the proposed development would be overbearing on the adjoining open space and would also be overbearing to the rear garden serving the dwelling to the north because of its scale and bulk and its positioning onto this private amenity. The proposed development would, therefore, seriously injure the amenities of adjoining property and would be contrary to the proper planning and sustainable development for the area.

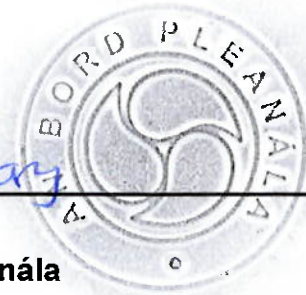
In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the view of the Inspector that the proposed development would not adversely impact or erode the architectural character of the site and surrounding area or that it would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity. In arriving at its decision, the Board found that the proposed development, by reason of its design, scale and bulk, would seriously injure the amenities of the area, would adversely affect the architectural character of the seafront area, and would contravene the objectives set out in the current Bray Municipal District Local Area Plan. The Board further concluded that, by reason of its design, scale, bulk and its relationship with adjoining properties, the proposed development would be overbearing on the adjoining open space serving the apartment complex to the south and would also be overbearing to the rear garden serving the dwelling to the north.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 15 day of July 2024.