

An  
Bord  
Pleanála

## Board Order ABP-317370-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 23/297**

**Appeal** by Ray and Catherine Finn care of Tom Duffy Architects of 5A Collins Park, Donnycarney, Dublin against the decision made on the 18<sup>th</sup> day of May, 2023 by Wicklow County Council to refuse permission.


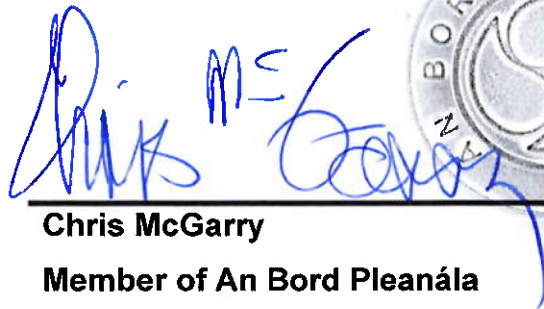
**Proposed Development:** Construction of a new detached two-bedroom two-storey house with pitched roof, entrance porch, new vehicular and pedestrian access and all associated works to west of existing house, all at 17 Rathclaren, Killarney Road, Bray, County Wicklow.

### **Decision**

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

## Reasons and Considerations

Having regard to the pattern of development in the area, and the nature, scale and position of the proposed development, it is considered that the subdivision of the site, as proposed, would represent inappropriate haphazard infill development which would conflict with the established pattern and character of development in the area. The proposed development would constitute substandard design, would lead to poorly laid out open space provision at each dwelling on the site, and would seriously injure the amenities of the occupants both of the existing dwelling on the site and the proposed dwelling. The proposed infill development would be contrary to objectives CPO 6.21 and CPO 6.22 of the Wicklow County Development Plan 2022-2028, would set an undesirable precedent for similar subdivision of sites, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this <sup>1<sup>st</sup></sup> day of <sup>March</sup> 2024.