

An
Bord
Pleanála

Board Order
ABP-317559-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2360035

Appeal by Maria and Daniel Gallen care of Rosemarie McLaughlin of RML Planning, 3 David Road, Drumcondra, Dublin against the decision made on the 30th day of June, 2023 by Wicklow County Council to grant, subject to conditions, a permission to David O'Brien and Grainne Birdthistle care of Ronan Rose-Roberts Architects of Mortons Lane, Wicklow Town, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of demolition of existing timber garden sheds and replacement with new timber sheds, retention of chicken coop, internal alterations to previous planning permission (planning authority reference number 17/544) including permitted internal partition wall not built, internal wall permitted to be demolished left in place, modifications to permitted spiral stairs, all within a protected structure, at Amber, Violet Hill House, Violet Hill, Herbert Road, Bray, County Wicklow.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of Wicklow County Development Plan 2022-2028, the location of the proposed development within the settlement boundary of Bray on zoned 'Existing Residential' lands, the small scale and nature of the development to be retained in the context of the appeal site and overall Protected Structure and the prevailing pattern and character of development in the area, it is considered that, subject to compliance with the conditions set out below, the development to be retained does not materially or adversely affect the Protected Structure, does not seriously injure the amenities of the area or of property in the vicinity and does not negatively impact on the natural heritage of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The sheds shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of residential amenity.

3. The chicken coop shall be used for 10 or less hen chickens and no male chickens (cock/cockerel/rooster) shall be kept on site.

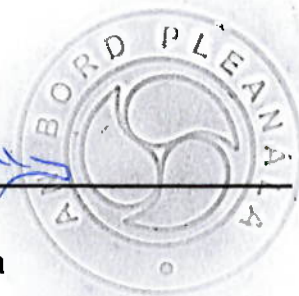
Reason: In the interest of residential amenity and the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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



Dated this *17th* day of *July*, 2024.