



Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 221102

APPEAL by Maria Gallen care of Rosemarie McLaughlin of RML Planning, 3 David Road, Drumcondra, Dublin against the decision made on the 14th day of July, 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 the plans and particulars submitted to the said Council:

Proposed Development: Single storey extension to north eastern end of a Protected Structure (Recorded Protected Structure number B25 Kilbride, Violet Hill) consisting of demolition of modern garden wall, removal of existing modern double door on north east elevation, construction of new single storey, flat roof timber clad extension with partially glazed link to the existing house and associated site works, at Amber, Violet Hill House, Herbert Road, Bray, County Wicklow. The proposed development was revised by further public notices received by the planning authority on the 21st day of June 2023.

Decision

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

Reasons and Considerations

The proposed development, by virtue of its siting and design form, is considered to be a significant intervention that would fail to assimilate within its context and would detract from and negatively impact the architectural composition and character of a Protected Structure. The proposed development, therefore, would, not be consistent with policy objective CPO 8.14 (adverse effects on Protected Structures) of the Wicklow County Development Plan 2022-2028 and the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the extension would not complement the original structure in terms of materials and detailed design and concurred with the assessment submitted by the appellant that the location of the proposed development to the side of the front elevation of the original Protected Structure would negatively impact the character and setting of the Protected Structure.

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.