



An
Bord
Pleanála

Board Order
ABP-317803-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2360066

APPEAL by Brian and Laura Powell care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 19th day of July, 2023 by Wicklow County Council to refuse permission.

Proposed Development: Retention of the existing dwelling (circa 52 square metres) and landscaping, permission for partial demolition of the existing conservatory on site (circa 26 square metres) and construction of two new single storey extensions (circa 73 square metres) to the existing dwelling along with internal and elevational changes, all associated site development works, drainage and landscaping, a new wastewater treatment system and provision of surface water soakaway. The overall site includes adjacent lands (circa 0.19 acres) which combined with the lands at Aurora provide an overall site area of 2,390 square metres, all at Aurora, Enniskerry, 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. Having regard to the settlement strategy set out in the Wicklow County Development Plan 2022-2027, the Board is not satisfied that the development proposed for retention is not an unauthorised structure and it is therefore considered that the applicants have not submitted sufficient evidence to show that they come within the scope of the housing need criteria as set out under Objective CPO 6.41 and Table 6.3 of the development plan to facilitate residential development in the open countryside. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the development proposed to be retained and the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic movements on the local road in the absence of demonstrating that a safe entrance in terms of sightline distances and gradient can be provided to serve the development at the junction of the local access road with the L1011-57. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of the site in a highly scenic rural area, designated as an Area of Outstanding Natural Beauty in the Wicklow County Development Plan 2022-2028, it is considered that the development proposed for retention and extension, by reason of its scale and height, would form an obtrusive feature at this location and would

seriously injure the visual amenities of the area and the viewline of Prospects 1, 2 and 17 as listed in the development plan. The development proposed to be retained would, therefore, be contrary to 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 *June*, 2024.