

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23526

APPEAL by Eamonn Maguire care of Kane Architecture of 6 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 2nd day of August, 2023 by Wicklow County Council to refuse permission for the proposed development.

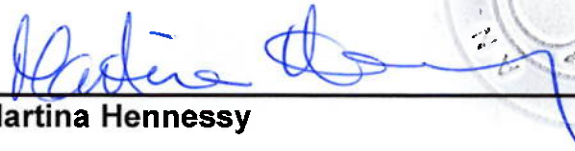
Proposed Development: A flat roof, detached, two-storey building comprising of a ground floor triple vehicular garage with a playroom and storage at first floor all at Druid Manor, 3 Violet Hill, Ballywaltrim Lane, Bray, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reason and consideration set out below.

Reason and Consideration

Having regard to the excessive size and scale of the proposed ancillary development associated with the main dwelling, and its siting and design relative the existing dwelling, the proposed development would negatively impact the residential and architectural amenity of the main dwelling, adjoining properties, and the established character of the area, contrary to Policy Objective CPO 6.21 of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this *16th* day of *April* 2024.

