

An
Bord
Pleanála

Board Order
ABP-318361-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23650

APPEAL by Martha O'Byrne care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 5th day of October, 2023 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Retention of single storey entrance porch to the western/public roadside elevation of 14 square metres on foot of warning letter UD5645 at Casimir Lodge, Kilboy, Kilbride, County Wicklow.

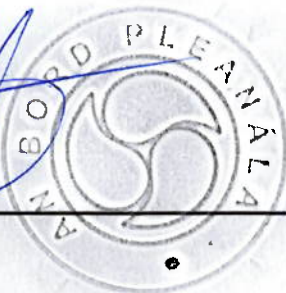

Decision

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

Reasons and Considerations

The design of an extension should be sympathetic to the existing dwelling as indicated in the 'Wicklow County Council Single Rural Houses Guidelines for New Homes in Rural Wicklow', which is contained in Appendix 2 of the Wicklow County Development Plan 2022-2028. Having regard to the design, scale and size of the entrance porch to the front of the existing dwelling, it is considered that the development proposed for retention would detract from the character and setting of the existing dwelling, would not be sympathetic to this dwelling and would form an obtrusive feature when viewed from the public road. The development proposed for retention would, therefore, conflict with the above-mentioned guidelines 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 design, scale and size of the entrance porch detracted from the character of the existing dwelling, would be visually obtrusive and would conflict with the planning authority's guidance on extensions to existing dwellings, which forms part of the statutory plan for the area.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this 1st day of July 2024.