



An
Bord
Pleanála

Board Order ABP-318477-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23/60256

Appeal by Dara Ó hAinmádh care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 24th day of October, 2023 by Wicklow County Council to grant subject to condition a permission to Kailin Huang and Qingxia Lin care of Michael Lane of 34 Garden Village Crescent, Kilpedder, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations to planning register reference number 22/113 consisting of the following: a raised rear extension roof (to match the ridge height of the existing roof), an additional window at ground floor level on the side (west elevation), two number enlarged windows to the rear (south elevation) at first floor level, two number 'standard' windows (replacing bay windows) on the front (north) elevation and a zinc roof to the canopy on the front (north) elevation (replacing a tiled roof), all at 4 Convent Avenue, Bray, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the pattern and character of development in the area, the design and scale of the development proposed to be retained, the previously permitted development on the site under planning register reference number 22/113, the provisions of the Wicklow County Development Plan 2022-2028 and the Bray Local Area Plan 2018-2024, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would not seriously injure the residential amenities of the area or of surrounding properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.



Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 5th day of July 2024.