

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2360390

Appeal by Eamonn Brennan of Dunmahon, King Edward Road, Bray, County Wicklow and by Daniel Purcell care of Fanning Land and Property Services Limited of The Enterprise Centre, Gorey Business Park, Gorey, County Wexford against the decision made on the 21st day of March, 2024 by Wicklow County Council to grant subject to conditions a permission to David and Derval Colleran care of BPS Planning and Development Consultants of PO Box 13658, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing garage and sunroom to side of existing two-storey detached house, construction of two-storey side extension with part pitched roof below existing ridge level and part lower flat roof, single storey porch extension to front with mono pitch roof, provision of three number roof lights to rear pitches and one number roof light to front pitch, internal modifications and associated site works, all at Woodbine, King Edward Road, Bray, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028, the existing established use of the site, the nature, scale and design of the proposed development relative to the existing dwelling and adjoining dwellings, and the existing pattern of residential development in the wider area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location, which adequately integrates with the existing dwelling, would not seriously injure the amenities of adjoining property, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 1st day of February, 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

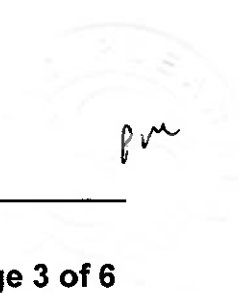
Reason: In the interest of clarity.

2. The ground living room window on the North facing elevation shall be omitted from the plans.

Reason: In the interest of residential amenity.

3. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.



4. The glazing to the bathroom/en-suite and landing area windows on the north-facing elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

Reason: In the interest of residential amenity.

5. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

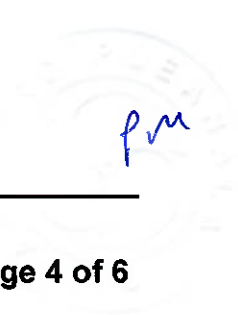
Reason: To restrict the use of the extension in the interest of residential amenity.

6. A two-metre-high block boundary wall rendered on both sides shall be provided for the full length of the extension, that is from the front building line of the front elevation of the extension to the rear building line of the rear elevation of the extension.

Reason: In the interest of orderly development.

7. The proposed development shall not overhang any adjoining third-party properties.

Reason: To safeguard residential amenity and in the interest of orderly development.



8. The boundary wall to the rear of the dwelling shall consist of a two-metre-high block wall rendered on both side, unless otherwise agreed in writing with the planning authority.

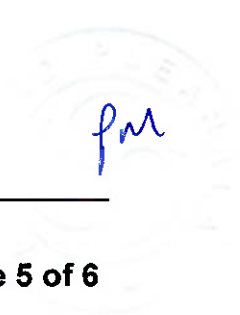
Reason: In the interest of residential amenity and privacy.

9. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

10. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of the development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.



Peter Mullan

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

Dated this *2nd* day of *January*, 2025.