

An
Bord
Pleanála

Board Order ABP-319737-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/60122

Appeal by Miles and Louisa Eames of 3 New Brighton Terrace, Parnell Road, Bray, County Wicklow against the decision made on the 24th day of April, 2024 by Wicklow County Council to refuse permission.

Proposed Development: (1) a new vehicular entrance, (2) revisions to the roadside boundary, (3) the provision of off-street parking and (4) all associated site works at 3 New Brighton Terrace, Parnell Road, Bray, County Wicklow.

Decision


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

Reasons and Considerations

The proposed development is to a period mid-terrace house, which forms part of four houses in a terrace that are of architectural significance and recorded in the National Inventory of Architectural Heritage as being of regional architectural and artistic importance. Alterations to the front boundary wall for the construction of a vehicular entrance and parking space to the front of the terrace, would result in an unacceptable impact to the visual quality and architectural heritage of the terrace of which the proposed development site is part. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The proposed development would materially contravene Objective CPO 8.20 of the Wicklow County Development Plan 2022-2028, which allows the Council to refuse permission for a development which seeks to alter a structure of architectural heritage merit so as to preserve the county's architectural heritage.

The Board was also not satisfied that the space within the site is sufficient in length to accommodate a car. Development and Design Standards of the Wicklow County Development Plan 2022-2028 (Table 2.1 of Appendix A) specifies that a car parking space (perpendicular to the kerb) requires five metres by 2.5 metres. The proposed development would, therefore, endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and sustainable development of the area.


Declan Moore

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 14th day of October 2024.