

An
Bord
Pleanála

Board Order
ABP-319752-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24124

APPEAL by Bairbre Wilson and Jeff Doyle care of Horan Rainsford Architects of 36 Main Street, Blackrock, County Dublin against the decision made on the 1st day of May 2024, by Wicklow County Council, to refuse permission.

Proposed Development: Construction of three four-bedroom houses to include two semi-detached houses and one detached house (154 square metres per unit), located at the rear of the residential property, along with a shared surface access roadway, six car parking spaces, a new vehicle and pedestrian entry/exit and associated site development works, all at Ceadaoin, Putland 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

It is considered that the design of the three new houses across the back of the site and close to the boundary with the neighbouring back gardens would negatively impact the established residential amenity of those neighbouring houses, particularly Currabawn, to the east. The insertion of a new row of backland housing would be visually incongruous with the pattern of development in this area and represent over development of this site. The insertion of a new access for the three proposed houses would set a precedent for similar development which, cumulatively, would lead to traffic safety concerns, would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Stephen Bohan

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

Dated this  day of  2025.