



An
Bord
Pleanála

Board Order ABP-320508-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/243

Appeal by Sarah Nolan care of PCOT Architects of 57 Fitzwilliam Square North, Dublin against the decision made on the 15th day of July, 2024 by Wicklow County Council to refuse permission.

Proposed Development: Demolition of the existing garage to the side and the construction of a detached two storey five bedroom house with ancillary siteworks in the rear garden at number 73 Eagle Valley, Enniskerry, 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 proposed development, by reason of its location and inadequate frontage, would constitute an inappropriate backland development which would seriously injure the amenities of the adjoining properties in the vicinity by reason of uncoordinated piecemeal development, a haphazard vehicular access arrangement and overlooking and would set an undesirable precedent for future similar such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 7th day of Nov 2024.