



An  
Bord  
Pleanála

## Board Order ABP-320858-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 24/60410**

**Appeal** by Barry Clarke of 28 Giltspur Wood, Bray, County Wicklow against the decision made on the 29<sup>th</sup> day of August, 2024 by Wicklow County Council to grant subject to conditions a permission to Ciara Murphy care of Joseph English Architecture of Park House, Ballisk Court, Donabate, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Alterations to the existing hip roof to create a gable roof to accommodate an attic stairs to allow conversion of the attic into a non-habitable storage space with dormer window to the rear roof along with two roof windows to the front and gable window to the side with all associated ancillary works, all at 33 Giltspur Wood, 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, in particular Policy Objective CPO 6.21, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design, would not seriously injure the existing residential amenities of the area, 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, 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 window in the proposed north-western elevation at first-floor level shall be in manufactured opaque or frosted glass and shall be permanently maintained as such. The application of film to the surface of clear glass shall not be permitted.

**Reason:** In the interest of ensuring the privacy of adjoining property.

3. The attic space shall be used for storage space only and shall not be used for human habitation.

**Reason:** In the interest of the proper planning and sustainable development of the area and to safeguard the residential amenities of adjoining properties.



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**Emer Maughan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this <sup>24<sup>th</sup></sup> day of February 2025.