



An
Bord
Pleanála

Board Order ABP-321498-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/60489

Appeal by Richard O'Hanrahan care of Feargall Kenny of 45 Hainault Drive, Foxrock, Dublin against the decision made on the 22nd day of November, 2024 by Wicklow County Council to grant subject to conditions a permission to Christina Devereaux care of Raymond Boyle of 11 Goldsmith Terrace, Bray, County Wicklow.

Proposed Development: Material change of use to divide existing property into three separate dwellings, one house and two apartments, and the demolition of the existing garage to facilitate parking for three dwellings. The exterior of the existing property will remain unchanged. All access and egress points will remain unchanged. All physical changes will be undertaken internally and have no effect on the existing exterior structure, all at 4/5 Raheen Villas, Glenard Avenue, Bray, County Wicklow.

Decision

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

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the policies of the planning authority as set out in the Wicklow County Development Plan 2022-2028,
- (b) the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024),
- (c) the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2023),
- (d) the nature, scale and design of the proposed development, as set out in the planning application, and the pattern of development in the vicinity,
- (e) the submission made to An Bord Pleanála in connection with the planning appeal, and
- (f) the report of the Planning Inspector.

Having regard to Objective CPO 6.3 of the Wicklow County Development Plan 2022-2028 which seeks to ensure that new developments respect the existing character and heritage of the area and provides for a high standard of residential amenity for existing and future occupants, the Board considered that, given the location of the proposed development towards the end of a narrow cul-de-sac, the constrained nature of the receiving environment, and the proposed access arrangements, the proposed development represents inappropriate backland development and would result in the poor disposition and quality of public and private open space, the inclusion of inappropriate apartment designs, and a road/access layout which would not be conducive to pedestrian safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, while the Board agreed with the Inspector that the proposed development complies with the overarching objectives of the development plan in terms of compact growth within existing settlements, increased densities and re-use of existing buildings, the Board was not satisfied that the development, as currently proposed, would provide high standards of living spaces or a quality design layout in terms of, inter alia, the disposition and quality of open space for the apartments and the internal floor plan arrangements with inner rooms. Furthermore, the Board was not satisfied, based on the documentation submitted with the planning application and the appeal, that overlooking of adjoining properties to the north, east and south would not occur, notwithstanding the recommended mitigation measure to obscure glazing to the windows to the east and south at first-floor level.



Emer Maughan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this ^{8th} day of ^{April} 2025.