



Wicklow County Council

Comhairle Contae Chill Mhantáin

Part 8 Summary Report

Proposed attic extension at 25 Kilbride Grove, Bray, Co. Wicklow



Report Date: 12th May 2026

1 Site Location & Proposal

The subject property is located at 25 Kilbride Grove, Bray, Co. Wicklow in the townland of Kilbride within an established residential neighbourhood. The property is a two storey semi-detached dwelling.

The property is approximately 1.5km southwest of Bray town centre, within walking distance of schools, retail, transport and other community amenities.

The development proposed under this Part 8 is to create additional habitable space within the existing dwelling at 25 Kilbride Grove by extending into the attic space and creating two additional two bedrooms. The proposal includes for a large dormer structure to the rear of the dwelling.

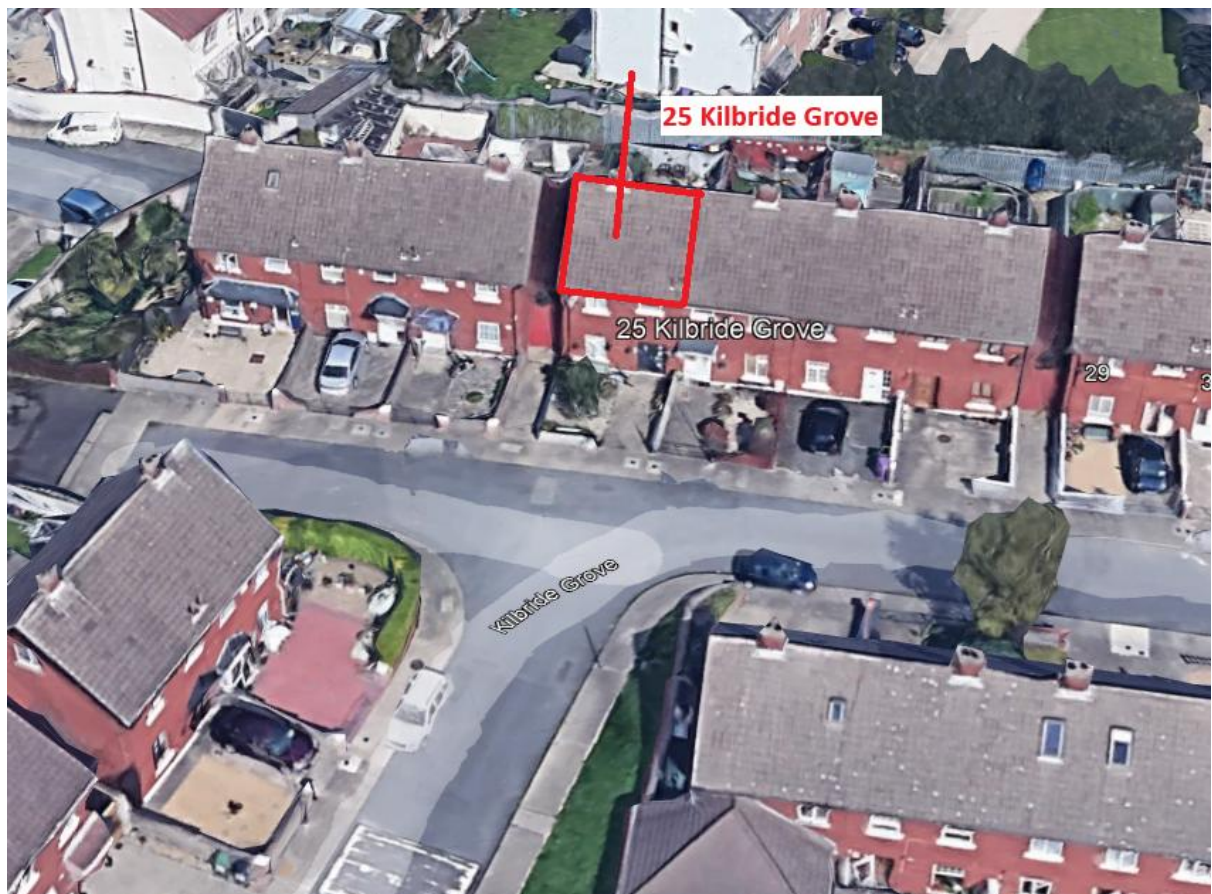


Figure 1: Aerial Image showing the proposed site in Bray
Image copy right Google.

2 Site Area/Ownership

The area of the site 0.034 hectares. The site is zoned RE (Existing Residential) under the Bray Municipal District LAP 2018 to 2024. The site is in the ownership of Wicklow County Council.

3 Statutory Land Use Zoning

The site is zoned RE (Existing Residential) under the Bray Municipal District LAP 2018 to 2024.

4 Planning History

The entire Kilbride Grove estate was constructed by WCC in the 1970s. As this site is a Brownfield site, no ground contamination has been anticipated or allowed for.

5 Flood Zone:

N/a - The CFRAM Maps indicate that predicted flood levels will not impact on the development site.

6 Statutory Environmental, Archaeological and Architectural Designations:

The subject site does not impact on statutory environmental designations such as Special Protection Areas (SPAs), Natural Heritage Areas (NHAs) or Special Areas of Conservation (SACs). In addition, this subject site does not contain any protected structure or recorded monuments.

7 Services

All existing main services such as water, sewage and electricity are already available within the existing site.

8 Conclusion

The proposal, by virtue of their location to the rear of the property, does not render the property visually inconsistent with those adjacent nor impinge on the visual amenity of the streetscape. Furthermore, the proposal does not reduce the separation distance between No.25 and No.1 Heatherton (situated to the north and rear of No.25) and does not give rise to overlooking of this property. The height of the proposed rear dormer does not exceed the existing ridge line of No.25 and will not give rise to any overbearing or overshadow of adjacent properties.