



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19749

Appeal by Pat Rice care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 4th day of October, 2019 by Wicklow County Council to refuse a permission to the said Pat Rice for the proposed development.

Proposed Development: Retention of internal stairs in permitted extension granted under planning register reference 17/496, removal of first floor internal link from extension into dwelling through family bathroom and permission for use of 45 square metres of extension for independent living unit together with all associated site works, all at 71 Hillside, Greystones, 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.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the nature, extent and design of the proposed development and to the provisions of the Wicklow County Development Plan 2016 - 2022 and the Greystones – Delgany and Kilcoole Local Area Plan (LAP) 2013 – 2019, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 17th day of September, 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions required 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The use of the independent living unit shall be ancillary to the use of the main house and shall be occupied only by an immediate family member of the occupants of the main house. The independent living unit shall not be sold or let as a separate living unit and the garden area shall not be subdivided.
- (b) Within seven years of the date of this order, unless otherwise authorised by a separate grant of planning permission, the use of the independent living unit shall cease and revert to be an integrated part of the main house.

Reason: To restrict the use of the extension in the interest of residential amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this day of 2020.