



## Board Direction

**Ref: PL27.246291**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup> June 2016. The Board decided to refuse permission generally in accordance with the reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

Section 5.4.6.4 of the Wicklow County Development Plan 2010 – 2016 sets out the requirements of the planning authority in relation to granny flats, including the requirement that it forms an integrated part of the structure of the main house. In exceptional circumstances, the conversion of an existing detached garage/store may be considered, subject to the structure being in very close proximity to the main house. The proposed development does not form an integrated part of the structure of the main house. Furthermore, the scale and permanent nature of the works required to convert the garage make it unsuitable for the temporary use provided for under Section 5.4.6.4 of the Plan, and together with its location and distance from the house, would militate against its being functionally reintegrated into the main house following cessation of the granny flat use, as required under Development Plan policy. The Board is not satisfied that the proposed accommodation could not be reasonably provided by means of modification or extension of the main dwelling, in compliance with the provisions of the Development Plan. On the basis of the information on file, the Board does not consider that exceptional circumstances arise in this instance that would merit departure from Development Plan policy that the granny flat should form an integrated part of the main house structure. The proposed development would, therefore, contravene the provisions of Section 5.4.6.4 of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would contravene specific Development Plan policy in relation to granny flats, by failing to form part of the main house structure, and by reason of the permanent nature and the scale of the works required in respect of a temporary use, and the location of the garage and its distance from the house. On the basis of the information on file, the Board did not consider that exceptional circumstances arose in this case to justify this development in conflict with the Development Plan. The Board did not consider that it would be appropriate to grant permission for works of a permanent nature and of a sizable scale, and require them to be removed after a temporary period.

Board Member: \_\_\_\_\_ Date: 24<sup>th</sup> June 2016  
Fionna O' Regan