



An
Bord
Pleanála

Board Direction
BD-005297-20
ABP-305775-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of Section 1: 'Mixed Use and Housing Developments in Urban Areas: Independent living units ('Granny-flats')' of Appendix 1: 'Development and Design Standards' of the current Wicklow County Development Plan, 2016 – 2022, which provides for the consideration of the construction or conversion of part of an existing dwelling into a 'family flat' subject to certain requirements, it is considered that, arising from the siting of the existing garage on a restricted site and its physical separation from the principal residence, the proposed development would result in a substandard and haphazard form of development contrary to the provisions of the Wicklow County Development Plan and, as such, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/03/2020

Terry Prendergast