



An  
Bord  
Pleanála

**Board Direction**  
**BD-005524-20**  
**ABP-306649-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 26<sup>th</sup>, 2020.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions, for the retention of extensions, as constructed, to the rear of the existing dwelling (total area of 125.19 square metres) at 100 Blacklion, Greystones, Co Wicklow

and

- (2) refuse permission for the retention of extensions, as constructed, to the existing self-contained unit (total area of 64.67 square metres) at 100 Blacklion, Greystones, Co Wicklow.

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

- (1)

### **Reasons and Considerations**

Having regard to the location of the subject site within an established residential area, it is considered that the extension to the main dwelling, for which retention is

sought, would comprise a reasonable addition to the residential accommodation on site, and, subject to compliance with the conditions set out below, would not be inconsistent with character of the area, would not seriously injure the residential amenities of adjoining properties, and would not, therefore, be contrary to the proper planning and sustainable development of the area.

### Conditions

1.	<p>The development shall be retained in accordance with the plans and particulars lodged with the application, insofar as it relates only to the retention of the extension to the rear of the existing main dwelling, except as may otherwise be required in order to comply with the following condition.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The existing dwelling and the extension hereby permitted shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p><b>Reason:</b> To restrict the use of the extension in the interest of residential amenity.</p>

(2)

### Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2016-2022 as it relates to the provision of “granny flats” and “independent living units”, and having regard to the nature and scale (in terms of floor area and number of bedrooms) of the existing self-contained unit on site, it is considered that the retention of the extensions to this unit would result in the creation of a separate

habitable unit on the site that is not subsidiary to the main dwelling, would not accord with the Development Plan provisions for this form of development, does not provide for an acceptable level of residential amenity to its residents, and has reduced to an unacceptable degree the level of amenity of the main dwelling. The development for which retention is sought would, therefore, be contrary to the provisions of the Development Plan, would seriously injure the residential amenities of the main dwelling and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 26<sup>th</sup> March 2020

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Philip Jones