

An
Bord
Pleanála

Board Direction
BD-008006-21
ABP-308554-20

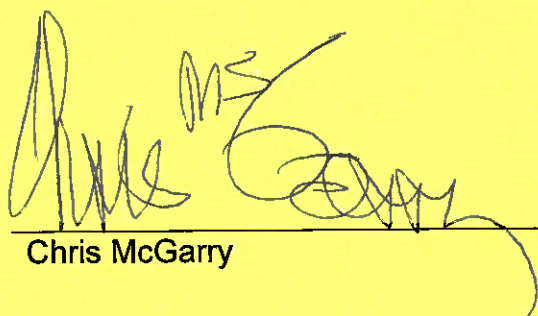
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2021.

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

Reasons and Considerations

1. Having regard to the design and layout of the proposed development and the lack of integration with the existing dwelling, it is considered that the proposed development would constitute a sub-standard form of residential development by reason of its position and form without appropriate connectivity with the existing dwelling and would operate in effect as a separate independent unit at this location, contrary 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 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. The proposed development would set an undesirable precedent for other similar forms of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 26/04/2021