

An
Bord
Pleanála

Board Direction
BD-013089-23
ABP-313886-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2023.

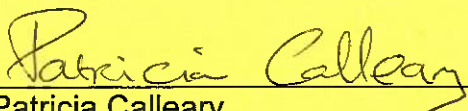
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the overall scale of the proposed 'granny flat/independent living unit', its separation from the existing dwelling on site and the inability to functionally re-integrate it into the main house when its usefulness has ceased, the proposed development is considered to be contrary to Objective CPO 6.24 of the Wicklow County Development Plan, 2022-2028, which seeks "to facilitate family/granny flat extensions for use by a member of the immediate family subject to protection of existing residential amenity and compliance with the criteria set out in the Development and Design Standards (Appendix 1)". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The existing dwelling and the proposed extended 'granny flat/independent living unit' are served by a single wastewater treatment system which is located proximate to an existing watercourse to the south of the appeal site. The applicant has failed to demonstrate that the existing septic tank and percolation area are suitable to cater for the level of development proposed to ensure safe disposal of effluent that would be generated from the proposed development on the appeal site. The proposed development would, therefore, be prejudicial to

public health and would be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 31/07/2023