



An
Bord
Pleanála

Board Direction
BD-017797-24
ABP-319730-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2024.

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 location of the development in the rear garden of an existing dwelling and its proximity to other residential dwellings, the Board considered that the development proposed to be retained would seriously reduce the private outdoor amenity space of the existing dwelling and would set a precedent for similar haphazard development which would in turn seriously injure the residential amenities of the host property and of properties in the vicinity. The proposed development for retention would be contrary to the provisions of the Wicklow County Development Plan 2022-2028 for the protection of residential amenity and accordingly would be contrary to proper planning and sustainable development of the area.
2. No justification has been provided for the development of an independent living unit and the development proposed to be retained would not accord with Objective CPO 6.24 of the Wicklow County Development Plan 2022-2028 and would not comply with Section 3.1.9 of Development and Design Standards (Appendix 1) of the development plan which sets out standards with respect to family/granny flat extensions. The development proposed to be retained would, therefore, contravene the relevant provisions of the Wicklow County

Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurnie
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Date: 08/10/2024