

An
Bord
Pleanála

Board Direction
BD-019446-25
ABP-321525-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/04/2025.

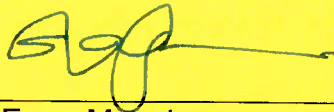
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Board considered, on the basis of the information submitted with the application and appeal, that the proposed retention of a residential chalet, by reason of its location, layout, inadequate separation distance from the rear of Number 9 Church Road and parking and turning arrangements would seriously injure the residential amenity of the property resulting in inadequate private open space, loss of privacy and inappropriate parking and turning movements. The Board considered that the development proposed to be retained would not be in accordance with SPPR1 and SPPR2 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 or Section 5.3 of the Quality Housing for Sustainable Communities Guidelines 2007 and would fail to meet the provisions of CPO 6.21, Section 3.1.9 and 8.6 of the Wicklow County Development Plan 2022-2028.

It is considered that the development proposed to be retained constitutes inappropriate backland development and would, therefore be contrary to the proper planning and sustainable development of the area

Board Member



Emer Maughan

Date: 11/04/2025