



An  
Bord  
Pleanála

**Board Direction**  
**BD-019419-25**  
**ABP-321551-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2025.

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

**Reasons and Considerations**

1. Based on the information submitted with the planning application and appeal, it is considered that the change of use from a garage to a family flat would not meet the criteria specified in Section 3.1.9: Independent Living Units ('Granny-flats') of Appendix 1: 'Development and Design Standards' of the Wicklow County Development Plan 2022-2028. It is considered that the conversion of the garage, cannot ensure that the family flat forms an integral part of the main dwelling or would be capable of reintegration for single family use due to its detached setting. The Board considers that the proposed development would result in an inappropriate form of development, would set an undesirable precedent for similar developments in the area, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would likely result in the generation of increased volumes of traffic and an intensification of use of an existing access to/from the national road network which would be contrary to Objective CPO 12.40 of the Development Plan. The subject development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information submitted, it is considered that the proposed development, which seeks to connect two separate habitable units would be at a variance with CPO 13.17 of the Development Plan and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

Mary Gurrie  
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**Date:** 09/04/2025