



The submissions on this file and the Inspector's report were considered at a meeting held on 17 February 2026.

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

Planning Commissioner:

Emer Maughan

Date:

17th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

CPO 6.21 of the Wicklow County Development Plan 2022-2028 states that in areas zoned 'Existing Residential' extensions will normally be permitted in accordance with the principles of good design and protection of existing residential amenity. Having regard to the semi-detached built form of the parent dwelling, the

established built form in the area and the elongated, narrow and elevated nature of the site relative to the adjacent dwellings on Castlefield Terrace, it is considered that the proposed development would be injurious to the residential amenities of the adjoining property by reason of visual obtrusion, overbearance and enclosure given the height, length (c.25 m) and extent of fenestration proposed on the side (east) elevation in close proximity (within 3.4m) to the site boundaries of the dwellings on Castlefield Terrace. It is also considered that design of the proposed development is not sensitive to the existing dwelling, adversely distorts the mass and scale of the existing structure and therefore does not accord with the principles of good design. The Commission determined that the proposed development would conflict with policy CPO 6.21. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.