



An
Coimisiún
Pleanála

Commission Direction
CD-000666
PL-500842-WW-26

The submissions on this file and the Inspector's report were considered at a meeting held on 05 June 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

5th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site within Level 10 Rural Area (Open Countryside) where housing is restricted to persons demonstrating local need in accordance with the current Wicklow County Development Plan 2022-2028

(CDP), it is considered that the appellant does not come within the scope of the housing need criteria as set out in the development plan for a house at this location, specifically Table 6.3 of CPO 6.41 of the County Development Plan as they already own a house and have not adequately demonstrated why the principal dwelling cannot be adapted for their particular needs. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the additional residential unit, the conversion of the garage contributes to suburbanisation and excessive backland development in a rural area outside lands zoned for residential development and in the absence of demonstrating a housing need would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission were satisfied that the proposed development of a 1 bedroom dwelling utilising an existing shared access from the existing dwelling onto the R-412 public road would not result in a significant intensification of traffic movements so as to cause a significant traffic hazard.