



An
Coimisiún
Pleanála

Commission Direction
CD-000379
LV-500993-WW-26

The submissions on this file were considered at a meeting held on 01 April 2026.

The Commission decided to refuse leave to appeal based on the reasons and considerations set out below.

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 01/04/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that while it has been shown that the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of Condition

1 imposed by the planning authority, which permits the changes in fenestration on the proposed dormer submitted at further information stage, it has not been shown that the imposition of this condition will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land, having regard to the separation distance of 12.9 meters between the proposed window on the dormer and the rear boundary of the property subject to the grant of permission, to the overall separation distance between the two properties and their orientation to each other, and to the separation distance of 22m specified between opposing windows above ground level in Volume 3, Appendix 1 of the Wicklow County Development Plan 2022-2028.