

The submissions on this file and the Inspector's report were considered at a meeting held on 23 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature of the proposed development, for a two-storey extension to an existing dwelling, in an area zoned 'RE – Existing Residential', the objective of which is 'to protect, provide and improve residential amenities of existing residential areas', and the design, location and context of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity by reason of overbearance, overlooking or overshadowing, would constitute an appropriate form of residential extension at this location, would be in accordance with the policies and objectives of the Wicklow County Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.

The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 17th day of February, 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.

(a) The privacy louvre to the decking area shall be maintained permanently in place.

(b) The privacy louvre and decking area shall be constructed at least 0.5 metres away from the shared boundary wall on the side of the site and the privacy louvre shall be extended at least one metre beyond the outer edge of the terrace. Prior to commencement of development, drawings and details showing these modifications shall be submitted for the written agreement of the planning authority.

(c) Prior to commencement of development, details, including photographic samples of the design and finish of the privacy louvres, shall be submitted for the written agreement of the planning authority. The privacy louvres shall be

constructed from a robust, long-lasting and low-maintenance material noting their permanency and location in an exposed coastal area.

Reason: To protect the privacy and amenity of the property to the south-east.

3.

Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

4.

Site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material.

Reason: In the interest of orderly development and to ensure that the adjoining roadways are kept in a clean and safe condition.

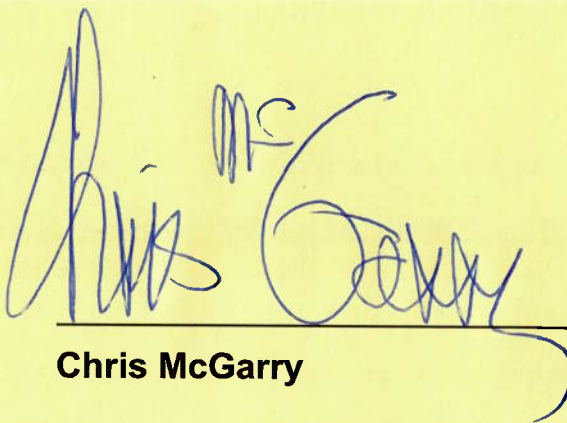
5.

The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time

of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Planning Commissioner:



Chris McGarry

Date:

23rd day of July 2026