



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/497

APPEAL by Fiona and Robert Downes of 3 Newpark Road, Wicklow Town, County Wicklow against the decision made on the 30th day of October, 2019 by Wicklow County Council to refuse permission to the said Fiona and Robert Downes.

Proposed Development: Change of use of an existing garage to a granny flat along with associated site works and services, all at 3 Newpark Road, Wicklow Town, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the provisions of Section 1: Mixed Use and Housing Developments in Urban Areas: Independent living units ('Granny-flats') of Appendix 1: 'Development and Design Standards' of the Wicklow County Development Plan, 2016 – 2022, which provides for the consideration of the construction or conversion of part of an existing dwelling into a 'family flat' subject to certain requirements, it is considered that, arising from the siting of the existing garage on a restricted site and its physical separation from the principal residence, the proposed development would result in a substandard and haphazard form of development, would be contrary to the provisions of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.