

An
Bord
Pleanála

Board Order
ABP-308554-20

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/819

APPEAL by Maeve Meister and John Hoban care of O Caoimh and Associates of Barchullia Studios, Kilmacanogue, County Wicklow against the decision made on the 5th day of October, 2020 by Wicklow County Council to refuse permission.

Proposed Development: Removal of existing mobile home, and construction in its place a new lower garden level extension comprising of a bedroom, ensuite bathroom and study area. This extension will be at lower garden level immediately adjoining the rear of the existing house, and the flat roof of the extension will be presented as a deck to replace the deck already existing on site, at 71 The Grove Cottages, Redford, Greystones, County Wicklow.

Decision

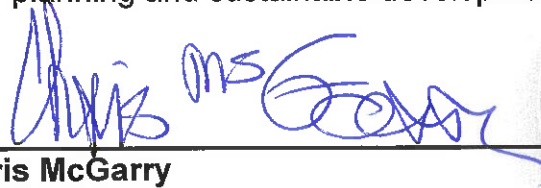
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 design and layout of the proposed development and the lack of integration with the existing dwelling, it is considered that the proposed development would constitute a sub-standard form of residential development by reason of its position and form without appropriate connectivity with the existing dwelling, and would operate in effect as a separate independent unit at this location, contrary 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. The proposed development would, therefore, set an undesirable precedent for other similar forms of development and would be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *28th* day of *April* 2021.