



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/205

Appeal by Alan and Michelle Carr of 22 Church Drive, Eden Gate, Delgany, County Wicklow against the decision made on the 14th day of April, 2021 by Wicklow County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed extension to the side to include home dialysis treatment room at ground floor level and a home office at dormer level with associated site works at 22 Church Drive, Eden Gate, Priory Road, Delgany, County Wicklow.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 4 and the reasons therefor.

Reasons and Considerations

Having regard to the modest scale of the proposed extension to an existing residential use, it is considered that the proposed development would be in accordance with the Wicklow County Development Plan 2016-2022. Condition number 4 attached to the grant of permission restricts the occupation of the extended dwelling house to use as a single dwelling unit but does not prevent the letting of a room within that single dwelling unit. Therefore, condition number 4 is in the interest of the residential amenity of the area and in accordance with the proper planning and sustainable development of the area.

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.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 13th day of September 2021.

