



An
Bord
Pleanála

Board Order
ABP-313886-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/359

Appeal by John Littlefield care of Kane Architecture of 6 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 1st day of June, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Single-storey extension, comprising master bedroom and ensuite to side of existing two-storey garage/granny flat to side of existing house at Fernhill, Glen Road, Delgany, County Wicklow.

Decision

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

P. Callery

Reasons and Considerations

1. Having regard to the overall scale of the proposed 'granny flat/independent living unit', its separation from the existing dwelling on site and the inability to functionally re-integrate it into the main house when its usefulness has ceased, the proposed development is considered to be contrary to Objective CPO 6.24 of the Wicklow County Development Plan, 2022-2028, which seeks "to facilitate family/granny flat extensions for use by a member of the immediate family subject to protection of existing residential amenity and compliance with the criteria set out in the Development and Design Standards (Appendix 1)". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The existing dwelling and the proposed extended 'granny flat/independent living unit' are served by a single wastewater treatment system which is located proximate to an existing watercourse to the south of the appeal site. The applicant has failed to demonstrate that the existing septic tank and percolation area are suitable to cater for the level of development proposed to ensure safe disposal of effluent that would be generated from the proposed development on the appeal site. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *07* day of *August* 2023