

An
Bord
Pleanála

Board Order ABP-319730-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/60159

Appeal by Eamon O'Connor care of Plan 8 Architects of Church Road, Delgany, County Wicklow against the decision made on the 2nd day of May, 2024 by Wicklow County Council to refuse permission.

Proposed Development: Retention of existing self-contained living independent unit comprising 18 square metres, and all necessary ancillary works to facilitate this development, all at 183 Redford Park, Greystones, County Wicklow.


Decision

REFUSE permission for the above development for the reasons and considerations set out below.

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Reasons and Considerations

1. Having regard to the location of the development in the rear garden of an existing dwelling and its proximity to other residential dwellings, it is considered that the development proposed to be retained would seriously reduce the private outdoor amenity space of the existing dwelling and would set a precedent for similar haphazard development, which would, in turn, seriously injure the residential amenities of the host property and of properties in the vicinity. The development proposed to be retained would be contrary to the provisions of the Wicklow County Development Plan 2022-2028 for the protection of residential amenity, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that no justification has been provided for the development of an independent living unit and that the development proposed to be retained would be contrary to Objective CPO 6.24 of the Wicklow County Development Plan 2022-2028 and would be contrary to Section 3.1.9 of Development and Design Standards (Appendix 1) of the development plan, which sets out standards with respect to family/granny flat extensions. The development proposed to be retained would contravene the relevant provisions of the Wicklow County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 15 day of October 2024.