



An  
Bord  
Pleanála

Board Order  
ABP-321525-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 24/60609**

**APPEAL** by Kathleen Meuer care of Michael Connolly Architects of Unit C4, Wicklow Enterprise Centre, The Murrough, Wicklow Town, County Wicklow against the decision made on the 25<sup>th</sup> day of November, 2024 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention of self-contained two-bedroomed chalet and related works constructed at rear of 9 Church Road, Newtownmountkennedy, County Wicklow.

## **Decision**

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

## Reasons and Considerations

The Board considered, on the basis of the information submitted with the application and appeal, that the proposed retention of a residential chalet, by reason of its location, layout, inadequate separation distance from the rear of Number 9 Church Road and parking and turning arrangements would seriously injure the residential amenity of the property resulting in inadequate private open space, loss of privacy and inappropriate parking and turning movements. The Board considered that the development proposed to be retained would not be in accordance with SPPR 1 and SPPR 2 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 or Section 5.3 of the Quality Housing for Sustainable Communities Guidelines 2007 and would fail to meet the provisions of CPO 6.21, Section 3.1.9 and 8.6 of the Wicklow County Development Plan 2022-2028. It is considered that the development proposed to be retained constitutes inappropriate backland development and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Emer Maughan**

**Member of An Bord Pleanála**

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

Dated this 14<sup>th</sup> day of April 2025