

An
Bord
Pleanála

Board Order
ABP-321551-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2460645

APPEAL by Declan and Anne Peppard care of Hugh O'Rourke of Thor Design and Management of Ballindarra, Birr, County Offaly against the decision made on the 26th day of November 2024 by Wicklow County Council to refuse permission.

Proposed Development: To convert an existing domestic garage to family flat accommodation with proposed single storey extensions to the rear and side of same and upgrade the existing sewage treatment system to a new sewage treatment system to current Environmental Protection Agency guidelines and all associated site works, at Bannagroe, Hollywood, County Wicklow.

Decision

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

Reasons and Considerations

1. Based on the information submitted with the planning application and appeal, it is considered that the change of use from a garage to a family flat would not meet the criteria specified in Section 3.1.9: Independent Living Units ('Granny-flats') of Appendix 1: 'Development and Design Standards' of the Wicklow County Development Plan 2022-2028. It is considered that the conversion of the garage cannot ensure that the family flat forms an integral part of the main dwelling or would be capable of reintegration for single family use due to its detached setting. The Board considers that the proposed development would result in an inappropriate form of development, would set an undesirable precedent for similar developments in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would likely result in the generation of increased volumes of traffic and an intensification of use of an existing access to/from the national road network which would be contrary to Objective CPO 12.40 of the Development Plan. The subject development would, therefore, be contrary to the proper planning and sustainable development of the area.

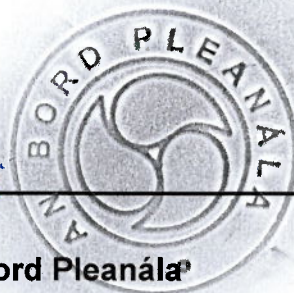
3. Having regard to the information submitted, it is considered that the proposed development, which seeks to connect two separate habitable units would be at a variance with CPO 13.17 of the current development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

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



Dated this 23 day of April 2025.