

An
Bord
Pleanála

Board Order
ABP-321630-25

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24416

APPEAL by Maurice Cronin care of Philip Comerford Architects of 36 Scarlet Row, Dublin against the decision made on the 10th day of December 2024 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Conversion of an existing storage building for use as an independent living unit adjacent to the existing dwelling, include a new pitched slate roof, a new entrance lobby on the northwest façade, a glazed bay window on the southwest façade, and a new wastewater treatment system at “Hanalei”, Little Newtown, Enniskerry, County Wicklow.

Decision

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

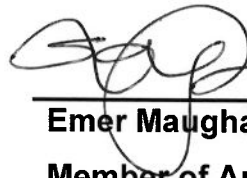
Reasons and Considerations

1. Having regard to Policy Objective CPO 6.24 to facilitate family/granny flat extensions for use by a member of the immediate family, subject to compliance with the stated criteria set out in Section 3.1.9 of the Development and Design Standards in Appendix 1 of the current Wicklow County Development Plan 2022- 2028, it is considered that the size, siting and physical separation of the existing shed from the principal residence are contrary to the stated criteria and would militate against the proposed development being functionally integrated with the main house. Therefore, in the absence of any exceptional circumstances to the contrary, and as it is considered that an independent living unit could reasonably be provided by means of modification or extension of the main dwelling, it is considered that the proposed development would materially contravene Policy Objective CPO 6.24 of the current Wicklow County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy Objective CPO 6.36 of the current Wicklow County Development Plan, 2022- 2028, that urban generated housing shall not be permitted in the rural areas of the County, other than in rural settlements that have been deemed suitable to absorb an element of urban generated development as set out in the Settlement Strategy and having regard to National Policy Objective 19 in the National Planning Framework (2018) to ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, it is considered that the proposed development represents urban generated housing. Given the nature and scale of the proposed development, the Board considered that it represents a separate dwelling unit and as such, it is considered that the proposed



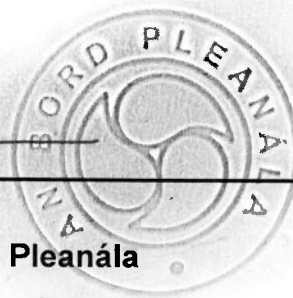
development, in the absence of any identified locally based need for the dwelling as provided in Objective CPO 6.41 of the County development plan, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, thus, contravene the objectives of the Wicklow County Development Plan and policy provisions of the National Planning Framework 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 23rd day of April 2025.