



An  
Bord  
Pleanála

## Board Order ABP-321779-25

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 24/60691**

**Appeal** by Catherine Browne care of London 0 Hull 4 Architecture and Design Studio of 25 Finlay Park, Old Caragh Road, Naas, County Kildare against the decision made on the 3<sup>rd</sup> day of January, 2025 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention of change of use, renovation and extension of an existing garage to provide a one-bedroom independent unit and to include connection to existing drainage infrastructure and all ancillary site development and excavation works undertook, all at Station Road, Dunlavin, County Wicklow.

### Decision

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

## Reasons and Considerations

1. The Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the development proposed to be retained would 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 need for the unit proposed to be retained has not been sufficiently justified, that the conversion of the pre-existing garage cannot ensure that the unit forms an integral part of the main dwelling or would be capable of reintegration for single family use due to its detached setting on the site, and that the size of the development proposed to be retained, at 80 square metres, substantially exceeds the maximum floor area prescribed. The development proposed to be retained would result in an inappropriate form of development, would set an undesirable precedent for similar type development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that there is sufficient provision of public services and infrastructure on the site to effectively dispose of foul effluent arising from the development proposed to be retained. The development proposed to be retained would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Declan Moore**

**Member of An Bord Pleanála**

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

Dated this 15<sup>th</sup> day of MAY

**2025.**