

An
Coimisiún
Pleanála

Commission Order
PL-500097-WW

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2560423

APPEAL by Ann Whiston and by Others against the decision made on the 22nd day of September 2025, by Wicklow County Council to grant, subject to conditions, a permission to Thomas O'Connor in accordance with plans and particulars lodged with the said Council:

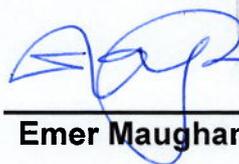
Proposed Development: Demolition of existing rear extension comprising 10.8 square metres. Construction of new two storey extension comprising 202 square metres to side and rear of existing dwelling. Existing dwelling currently comprises 71 square metres. Connection to all public services, and all ancillary works to facilitate this development at 13 Castle Villas, Killincarrig, Delgany, County Wicklow as amended by the further public notices received by the planning authority on the 27th day of August 2025.

Decision

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

Reasons and Considerations

CPO 6.21 of the Wicklow County Development Plan 2022-2028 states that, in areas zoned 'Existing Residential', extensions will normally be permitted in accordance with the principles of good design and protection of existing residential amenity. Having regard to the semi-detached built form of the parent dwelling, the established built form in the area and the elongated, narrow and elevated nature of the site relative to the adjacent dwellings on Castlefield Terrace, it is considered that the proposed development would seriously injure the residential amenities of the adjoining property by reason of visual obtrusion, overbearance and enclosure given the height, length (circa 25 metres) and extent of fenestration proposed on the side (east) elevation in close proximity (within 3.4 metres) to the site boundaries of the dwellings on Castlefield Terrace. It is also considered that design of the proposed development is not sensitive to the existing dwelling, adversely distorts the mass and scale of the existing structure and, therefore, does not accord with the principles of good design. The Commission considered that the proposed development would conflict with policy CPO 6.21 of the Wicklow County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 18th day of February 2026.