



An
Coimisiún
Pleanála

Commission Order
PL-500286-WW

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/60716

Appeal by Rory and Micheala O'Connor against the decision made on the 29th day of October, 2025, by Wicklow County Council to refuse permission.

Proposed Development: Works to include a new eight-square-metre single storey extension to link existing dwelling with existing self-contained independent living unit, cessation of the use of the existing granny flat as an independent living unit and the amalgamation of this area into the existing family home by way of the proposed link to become one single dwelling. Other minor elevational alterations to facilitate the above and all necessary ancillary works, all at 6 Cherry Court, Delgany Wood, Delgany, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the design of the proposed development and its relationship to the main dwelling and extension, and the existing structure to the rear of the site (referred to as a granny flat) which does not appear to have the benefit of planning permission, it is considered that the proposed development would constitute haphazard development which would not be sensitive to the existing dwelling and would be contrary to Section 3.1.8 (House Extensions), Appendix 1 - Development and Design Standards of the Wicklow County Development Plan 2022-2028. The proposed development, by itself and by the precedent it would set, would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the proposed development, while in itself small in scale, would result in haphazard, poorly designed development which is not sensitive to the main dwelling and which would be contrary to Section 3.1.8 (House Extensions), Appendix 1 - Development and Design Standards of the Wicklow County Development Plan 2022-2028.

Mary Gurré

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

Dated this *20* day of *March* 2026.