



Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25273

Appeal by Beth Teehan against the decision made on the 6th day of November 2025 by Wicklow County Council to refuse a permission to Ann Teehan and Will Cullen for the proposed development.

Proposed Development: Permission for retention planning permission of a log cabin to be used as a home office and rehabilitative space for our autistic daughter at 5 Burnaby Park, Greystones, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the siting, design and commercial nature of the development proposed to be retained, in particular the siting of the log cabin forward of the existing dwelling's front building line, it is considered that the development proposed to be retained, would be incongruous and haphazard, and would detract from the visual and residential amenity and streetscape of the area. It is also considered that the development proposed to be retained at this location, front of the established building line, would not be appropriate to or compatible with the character and amenity of the adjoining area, contrary to Objectives CPO 9.24 (Home Based Economic Activity) of the Wicklow County Development Plan 2022 -2028 and contrary to the 'Special Residential' zoning objective under the Greystones-Delgany and Kilcoole Local Planning Framework 2026, which seeks to protect, provide and improve residential amenities in the format and density specified. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

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

Dated this 29th day of June 2026.