



An
Coimisiún
Pleanála

Commission Order
PL-500842-WW-26

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2560954

Appeal by Catherine Browne against the decision made on the 24^h day of January 2026 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Planning for the retention of the change of use, renovation and extension of an existing garage, providing a one-bedroom dwelling and is to include existing connection to drainage infrastructure and all ancillary site development and excavation works undertaken at Station Road, Dunlavin, 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 the location of the site within Level 10 Rural Area (Open Countryside) where housing is restricted to persons demonstrating local need in accordance with the current Wicklow County Development Plan 2022-2028 (CDP), it is considered that the appellant does not come within the scope of the housing need criteria as set out in the development plan for a house at this location, specifically Table 6.3 of CPO 6.41 of the development plan as they already own a house and have not adequately demonstrated why the principal dwelling cannot be adapted for their particular needs. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the additional residential unit, the conversion of the garage contributes to suburbanisation and excessive backland development in a rural area outside lands zoned for residential development and in the absence of demonstrating a housing need would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

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

Dated this 08th day of June 2026.