



An
Coimisiún
Pleanála

Commission Order
PL-501693-WW

Planning and Development Acts 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/60983

Appeal by Svetlana Zavadska and Eduards Zavadskis against the decision made on the 19th day of June, 2026 by Wicklow County Council to refuse permission.

Proposed Development: Change of the existing single storey house into a dormer-style dwelling, including the construction of a first-floor dormer extension and alterations to the existing house, addition of 15.87-square-metre ground floor office room and 5.06-square-metre front porch, the installation of a new wastewater treatment system in compliance with current regulations, the removal of the existing septic tank, and associated site works, all at The Avenue, Tombrean, Carnew, 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 relevant policies of the Wicklow County Development Plan 2022-2028, including CPO. 8.18 (Built Heritage) and CPO 8.20 (Protection of the County's Architectural Heritage), and Appendix 2 of Volume 3 in relation to extensions to single rural dwellings which states, inter alia, that extensions should be sympathetic to the existing house and that good extensions are usually subservient to the main building, and CPO 6.43 which requires in cases of reinstatement of residential buildings that a structural survey is carried out and that works should be carried out in a sensitive manner, it is considered that, by reason of the form, massing and scale of the first floor extension, and the two storey extension to the rear of the existing dwelling, the proposed extension and alterations would seriously injure and visually detract from the single storey cottage and would not be sympathetic to the traditional form of the existing building. It is considered that, by reason of the overall design approach, the proposed alterations and extension would subsume the existing dwelling form, would be excessive in height, and would not respect the proportions of the existing dwelling. The proposed development would result in the unacceptable erosion of the character of the cottage, which despite not having a formal recognition as a protected structure, is a vernacular structure of historic interest. The proposed development would be contrary to Policy Objectives CPO 8.18 and CPO 8.20 of the Wicklow County Development Plan 2022-2028, which seek to conserve traditional dwellings and features, would seriously injure the visual amenities of the area, and 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, having reviewed the totality of documentation on file, determined that, by reason of its design distorts, the plan, form, massing, and overall composition of the existing structure, the proposed development would fail to respect the character, scale and proportions of the existing vernacular cottage. The Commission considered that the proposed development would enclose the plan form and roofscape of the original cottage to the extent that it would be indistinguishable from the proposed extension and, therefore, the Commission did not agree with the Inspector's assessment that the proposed extension would be subservient to the height of the existing dwelling or to the floorspace of the existing dwelling, particularly given the excessive floor to ceiling height of the proposed first floor in relation to the existing floor to ceiling height in the cottage. The Commission noted the absence of a structural survey and the lack of certainty as to whether the existing walls would have sufficient bearing capacity to support an additional floor. The Commission considered that the proposed plan form detracts from the narrow plan form of the existing cottage, and, therefore, would significantly diminish the architectural integrity of the cottage. The Commission also had concerns with the accuracy of the survey drawings, in particular in relation to the height of the eaves of the existing cottage, the proportions of the window and door opens relative to the existing eaves height, and the slope of the roof as presented for the existing extension.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 22nd day of October 2026.