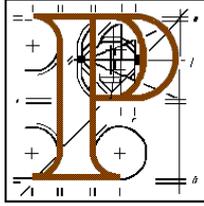


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Wicklow County

Planning Register Reference Number: 14/1911

An Bord Pleanála Reference Number: PL 27.244282

APPEAL by Paul Walsh care of O’Caoimh and Associates of Barchulla Studios, Kilmacanogue, County Wicklow against the decision made on the 27th day of November, 2014 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of existing single storey dwelling, including the retention of a double garage, driveway and domestic biofiltration sewage treatment unit, all at Kilcrouney Lane, Kilcrouney, Bray, County Wicklow.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the site within an “Area under Strong Urban Influence” as identified in the “Sustainable Rural Housing - Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, and outside lands identified for residential development, and having regard to the policies of the planning authority as set out in the Wicklow County Development Plan, 2010 – 2016 under Objective RH14 relating to rural housing, it is considered that the applicant has not demonstrated that he comes within the scope of the housing need criteria for a rural dwelling at this location. Accordingly, the development proposed to be retained would contravene materially an objective, Objective RH14, as set out in the Development Plan, would be contrary to these Ministerial Guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2015.