



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/1077

APPEAL by Wickcar Properties Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 22nd day of November, 2019 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Construction of 15 number two-storey detached dwelling houses to include six number House Type A (five bed), five number House Type B (four bed), and four number House Type C (four bed), all with associated signage, site works, drainage, street lighting and landscaping at Ballyguile Beg, Ballyguile Road, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. Having regard to the provisions of the Wicklow Town-Rathnew Development Plan 2013-2019, specifically Objective NH4 which refers to the subject site which states it is a development objective “to provide for low density housing (maximum of 15 units) on lands zoned R4 at Ballyguile Beg (as identified on the zoning map) to be reserved for those living permanently for a period of at least three years in the area within 10 kilometres of the site prior to seeking of permission/purchase of a house on these lands.” The subject proposal seeks the non-application of Objective NH4. It is considered that the proposed development would materially contravene a development objective set out in the Wicklow Town-Rathnew Development Plan 2013-2019 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the elevated topography of the site and the height, scale and bulk of the proposed detached dormer dwellings which are positioned with steep rises between dwellings in the lowest part of the site, it is considered that the development as proposed would not be assimilated into the landscape and would form a discordant and obtrusive feature on the landscape. The proposed development would seriously injure the visual and residential amenities of the area, would be contrary to Objective HD2 of the Wicklow County Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.