



Board Direction

Ref: PL27.245823

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 1st 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. On the basis of the documentation submitted with the application and appeal, the Board considered that the applicant does not come within the scope of the housing need criteria for a dwelling at this location as set out in the "Sustainable Rural Housing Guidelines for planning authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 and the current Development Plan for the area and is not satisfied that his housing need could not be satisfactorily met in an established settlement centre. Accordingly, it is considered that the proposed development would be contrary to Ministerial guidelines as set out in the Sustainable Rural Housing Guidelines and to the proper planning and sustainable development of the area.

2. Having regard to the location of the site within an area designated as an Area of Outstanding Natural Beauty (Mountain and Lakeshore Areas of Outstanding Natural Beauty) in the Wicklow County Development Plan 2010-2016, the inappropriate design and scale of the dwelling and the necessity for a severe cut and fill on the sloped site providing for a significant scarring of the landscape, it is considered that the proposed development, by reason of its siting and design, would form an excessively prominent and obtrusive feature on the landscape and would seriously injure the visual amenities of this sensitive rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 02.03.16
Paul Hyde