



An  
Bord  
Pleanála

**Board Direction**  
**PL27.246525**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 26<sup>th</sup> 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. It is an objective of the planning authority, as expressed in the current Wicklow County Development Plan, to channel housing into serviced centres and to restrict development in rural areas to serve the needs of those engaged in agriculture and in other rural activities which is in accordance with the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government (2005). This objective is considered reasonable. It is considered that the applicant does not come within the scope of the housing need criteria in the Development Plan. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. The proposed development would contravene materially the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed.

2. The proposed development is located in an Access Corridor Area of medium vulnerability as designated in the Wicklow County Development Plan 2016-2022 on an elevated and exposed site without substantial screening. The design, materials and fenestration are unsympathetic to this rural location. Therefore the proposed development would comprise a highly intrusive feature in the site and adversely impact on rural character of the area. The proposed development would therefore materially contravene an objective set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.
  
3. Having regard to the existing houses and planning permissions granted along this road and the location of the site outside this cluster, it is considered that the proposal would give rise to urban sprawl and ribbon development .and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

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Paul Hyde

**Date:** 26<sup>th</sup> August 2016