



An  
Bord  
Pleanála

## Board Direction

PL27.246977

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 25<sup>th</sup> 2016.

The Board decided, on a vote of 2 to 1, to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### Reasons and Considerations

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 in accordance with the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government in April, 2005. This objective is considered reasonable. On the basis of the documentation submitted with the application and appeal, and in the light of the planning history of the site, it is considered that the applicants do not come within the scope of the housing need criteria set out in the Development Plan for a further dwelling on this landholding. Taken in conjunction with existing and permitted development in the area, the retention of this two-storey structure, for which permission has previously been refused, and the use of the first floor of this structure for residential purposes, would represent a second dwelling on this landholding, and would materially contravene the objective of the planning authority. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 25<sup>th</sup> November 2016  
Philip Jones