



An  
Bord  
Pleanála

**Board Direction**  
**PL.27.247906**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 25<sup>th</sup> 2017.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the development within lands designated as being under strong urban influence and proximate to the development boundaries of Wicklow Town and Environs, where lands have been zoned for housing and its location at a distance from the family home, it is considered that the applicant has not demonstrated that he would come within the scope of Objective HD23 of the County Development Plan, and neither has it been shown that his requirement could not be suitably catered for by a dwelling located within Wicklow Town. Therefore, to allow this dwelling, at this location in the absence of a demonstrated need would clearly set a precedence for further piecemeal development to the edges of Wicklow Town, and would undermine the Council's settlement strategy to encourage further growth of existing settlements and to restrict rural housing development to cases where there is a bona fide necessity to live in the rural area instead of in existing settlements.

The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, materially contravene an objective indicated in the current Wicklow County Development Plan and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority's analysis and considered that it had not been demonstrated that there was a housing need to live in a rural area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25.05.17

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Paul Hyde