



An  
Bord  
Pleanála

**Board Direction**  
**PL27.247982**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 12<sup>th</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The subject site is located in the open countryside, in an area which would correspond to the rural area type "Area under Strong Urban Influence", 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, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. Furthermore, the subject site is located on an elevated and exposed field in a Landscape Zone designated as an Area of Outstanding Natural Beauty in the current Wicklow Development Plan, in which Area it is reasonable and appropriate to restrict the spread of rural housing. On the basis of the documentation submitted in support of the application and appeal, including the nature and location of the employment of the applicant, it is considered that the proposed development of a dwelling at this location, which is not linked to an essential rural-generated housing need, but which is urban-generated in nature, would be contrary to these Ministerial Guidelines and would add to the proliferation of development threatening to degrade the landscape within this area and consequently would result in the erosion of the area's existing rural and scenic quality. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located in an area which is designated as an Area of Outstanding Natural Beauty in the current Wicklow County Development Plan. Furthermore, the site is located within views and prospects of special amenity along the Glencree Valley. The proposed development, by reason of its siting in a prominent position on a north-west facing and elevated slope at a visually remote and isolated location within the designated landscape, would form a visually incongruous and intrusive feature and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12<sup>th</sup> June 2017

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Philip Jones