



An
Bord
Pleanála

Board Direction
PL27.249241

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th February 2018.

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 site is located in a rural 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, and in Settlement Strategy Level 10 – Open Countryside, as set out in the current Wicklow County Development Plan 2016-2022, where housing is restricted to persons demonstrating local need in accordance with rural housing policy HD21 of the Plan. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a dwelling at this location. As such, it is considered that the retention of the existing residential structures on the site and the proposed extension, would materially contravene the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development site is located within the Study Area for the N81 Tallaght to Hollywood Road Improvement Scheme. The proposed development would be premature pending the completion of the planning process and design and completion of the N81 Tallaght to Hollywood Road Improvement Scheme and

contrary to policies and objectives set out in the Development Plan including objectives TR18 and TR34 in relation to supporting major road improvements by reserving the corridors of any such proposed routes free of development which would interfere with such proposals, and the preservation free of development of all published road improvement lines and route corridors until such time as a final decision has been made. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development and the retention of the existing development would endanger public safety by reason of traffic hazard because the site is served by a direct access onto the N81 and the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road. The proposed development would contravene the *Spatial Planning and National Road Guidelines for Planning Authorities (2012)* and would be contrary to objective TR21 of the Wicklow County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
4. Having regard to the height, bulk and scale of the proposed extension and its proximity to the southern boundary and the adjoining residential property it is considered that the proposed extension would give rise to an unacceptably overbearing impact to the adjoining property. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 9th February 2018

John Connolly

