



An
Bord
Pleanála

Board Direction
PL 27.249407

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 6th 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. It is an objective of the planning authority, as set out in Wicklow County Development Plan 2016-2022, that new housing development will only be considered in the open countryside when it is for the provision of a rural dwelling to those with a housing, social or economic need to live in the open countryside. The proposed development comprises the construction of a new house in a rural area where the applicant owns and occupies an existing house in the immediate vicinity. It is considered that the applicant does not come within the scope of the housing need criteria for a house at this location as set out in the current Development Plan. The proposed development, in the absence of any identified need for a second dwelling, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the Development Plan provisions relating to sustainable rural housing and would, thus, be contrary to the proper planning and sustainable development of the area.

2. The proposed vehicular entrance to the site would access the adjoining local road on the inside of an existing bend, at a point where the maximum speed applies for the road, and where sightlines are severely restricted, necessitating the removal of extensive roadside hedgerow. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the additional traffic turning movements that would be generated onto this substandard road and that the resultant development would necessitate unacceptable hedgerow removal that would be injurious to the visual amenities of this rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06.03.18

Paul Hyde