



An
Bord
Pleanála

Board Direction
BD-000626-18
ABP-300208-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2018.

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

Reasons and Considerations

1. Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in the 'Sustainable Rural Housing, Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005, in an area proximate to the development boundary of Ashford town where new housing development will only be considered 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 in accordance with Objective HD23 of the current Wicklow County Development Plan, and on the basis of the documentation submitted with the planning application and the appeal, including the applicant's current housing circumstances, it is considered that the applicant does not come within the scope of the housing need criteria for a dwelling at this location as set out in the 'Sustainable Rural Housing, Guidelines for Planning Authorities' and in the current development plan for the area. 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, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted.
3. The proposed development, because of its location and inadequate frontage, would constitute inappropriate backland development which would be out of character with the pattern of development in the vicinity and would seriously injure the character and amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 05/07/2018

John Connolly