



An
Bord
Pleanála

Board Direction
BD-000422-18
ABP-300412-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2018.

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 an Area Under Strong Urban Influence, as designated in the Sustainable Rural Housing Guidelines and in an Area of Outstanding Natural Beauty, as designated in the County Development Plan. It is the policy of both documents to restrict further housing development to that required for established housing need. On the basis of the information submitted in connection with the planning application and appeal, the Board is not satisfied that the applicant comes within the scope of the rural generated housing need criteria for an additional dwelling at this location and does not have a demonstrable social or economic need to live in the open countryside as required under Policy HD23 of the Wicklow County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the policies set out in the Guidelines and the development plan and would 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 intensification of use and additional

traffic turning movements the development would generate at an existing inadequate access where sightlines are restricted.

3. The site is located in an area which is designated in the current Wicklow County Development Plan 2016-2022 as an Area of Outstanding Natural Beauty in relation to which it is a policy of the planning authority to maintain the scenic values and existing character of the area. This designation and policy are considered reasonable. The proposed development due to its suburban design and form would detract to an undue degree from the rural character and scenic amenities of the area. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 07/06/2018

Terry Ó Niadh