



An
Bord
Pleanála

Board Direction
BD-002468-19
ABP-302000-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2019.

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

Reasons and Considerations

Having regard to the open and exposed nature of the site and the elevated position of the proposed dwelling, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location which would seriously injure the visual amenities of the area. The proposed dwelling would fail to be adequately absorbed and integrated into the landscape and would be contrary to the principles of good siting set out in the Design Guidelines for New Homes in Rural Wicklow as set out in Appendix 2 of the Wicklow County Council Development Plan 2016-2022, and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, the Board considered that the proposed

development does not comply with National Policy Objective 19. The proposed development 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, and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

However, given the substantive reason for refusal, the Board decided not to pursue this matter further with the parties.

(Please enclose this Direction with the Board Order)

Board Member

Date: 01/03/2019

John Connolly