



An
Bord
Pleanála

Board Direction
BD-002683-19
ABP-303199-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2019.

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 of the proposed development is located within an "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. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, notwithstanding the provisions of the current Wicklow County Development Plan 2016-2022, and would be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located on lands designated as part of an Area of Outstanding Natural Beauty in the Wicklow County Development Plan 2016-2022, where it is the policy of the planning authority to control development in order to protect the amenities and assets of the landscape and to maintain the scenic values and existing character of the area. Having regard to the topography of the site and surrounding landscape, it is considered that the proposed development would appear particularly visible and prominent on the landscape and would interfere with the character of the landscape which is necessary to preserve. The development would detract to an unacceptable degree from the rural character and scenic amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/03/2019

Dave Walsh