



An
Bord
Pleanála

Board Direction
BD-004720-19
ABP-304982-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 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 and in an area 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 the Wicklow County Development Plan, 2016-2022, and to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is the policy 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", on the basis of the submissions made in connection 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” or in accordance with the County Development Plan, and that the applicant has not demonstrated an economic or social need to live in this rural area in accordance with national policy. The proposed development, in the absence of any definable or demonstrable based need for the house in this rural area, 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 national policy, Ministerial Guidelines, the provisions of the Development Plan and to the proper planning and sustainable development of the area.

Board Member

Date: 11/12/2019

Terry Prendergast