



An
Bord
Pleanála

Board Direction
BD-005147-20
ABP-305907-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2020.

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 Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and the National Policy Objectives of the National Planning Framework (February 2018), which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Wicklow County Development Plan 2016 - 2022, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines, National Policy or the Development Plan for a house at this location. 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, thus, contravene the

objectives of the Wicklow County Development Plan 2016 - 2022, would be contrary to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and rural policy provisions of the National Planning Framework, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of the primarily suburban style of house and lack of regard to the Wicklow County Development Plan 2016 – 2022 with specific reference to Appendix 2 – ‘*Single Rural Houses – Design Guidelines for New Homes in Rural Wicklow*’, the proposed house would be visually obtrusive in this rural area. The proposed house would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/02/2020

Michelle Fagan