

An  
Bord  
Pleanála

**Board Direction**  
**BD-010315-22**  
**ABP-311094-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2022.

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

#### **Reasons and Considerations**

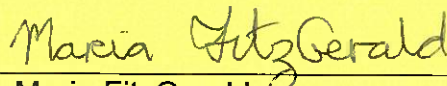
1. Having regard to the location of the site within an 'Area Under Strong Urban Influence' as identified in *Sustainable Rural Housing Guidelines for Planning Authorities (2005)* and in an area where housing is restricted to persons demonstrating local need in accordance with the current *Wicklow County Development Plan 2016-2022*, 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, it is considered that the applicant has not demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with the development plan, national Guidelines or National Policy Objective 19. Furthermore, the applicant does not come within the scope of housing need criteria as set out Objective HD23 of 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, militate against the preservation of the rural environment and efficient provision of public services and infrastructure, contribute to the proliferation of non-essential housing in a rural landscape area, and erode the landscape value of this rural area by seriously detracting from views of special amenity value. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development in an area designated as an 'Area of Outstanding Natural Beauty' in the *Wicklow County Development Plan 2016-2022* which has views and prospects of special amenity along the North Eastern Valley / Glenree Valley and in the absence of a visual impact assessment, it is considered by reason of its siting in a prominent position at a visually remote location within a designated landscape, that it would form a visually incongruous and intrusive feature that would seriously injure the visual amenities of the area, and that it would not be in accordance with Objective NH50 of the *Wicklow County Development Plan 2016-2022*. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

  
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Maria FitzGerald

Date: 21/03/2022