

An
Bord
Pleanála

Board Direction
BD-014390-23
ABP-314437-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023. The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

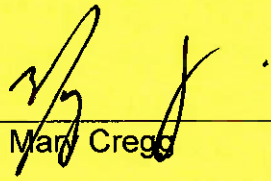
Reasons and Considerations

1. It is considered that the proliferation of non-essential housing in rural landscape areas erodes the landscape value of these areas and seriously detracts from views of special amenity value. Having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the Applicant has a demonstrable economic or social need to live in this rural area, or that the housing need of the Applicant could not be met in a smaller town or rural settlement. In this regard, the Applicant does not come within the scope of the housing need criteria as set out under Objective CPO 6.41 of the Wicklow County Development Plan, 2022-2028. The proposed development would, therefore, result in a haphazard and unsustainable form of development in a rural area, it would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment that is sensitive to change. For this reason, the proposed development would be contrary to the proper planning and sustainable development of the area.

Note: With regard to rural housing need based on economic need, Policy Objective CPO 6.41 states that, where an applicant's case for a new dwelling is based on involvement in agriculture, the planning authority will consider whether there is already a dwelling/ dwellings on the farm holding when determining if a new dwelling

can be justified. The Board agreed with the planning authority that there was already a dwelling in place which could serve the farm holding.

Board Member


Mary Gregg

Date: 15/12/2023